



# CITY OF PLANO COUNCIL AGENDA ITEM

<b>CITY SECRETARY'S USE ONLY</b>				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		June 13, 2016		
Department:		Planning		
Department Head		Christina Day		
Agenda Coordinator (include phone #): <b>T. Stuckey, ext. 7156</b>				
<b>CAPTION</b>				
Consideration of an Appeal of the Heritage Commission's Denial of a Certificate of Appropriateness to construct a 63,292 square foot, five-story structure at 1400 J Avenue. Zoned Downtown Business/Government (BG)/Downtown Heritage Resource District (HD-26). Applicant: Southern Land Company.				
<b>FINANCIAL SUMMARY</b>				
<input checked="" type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR: <b>2015-16</b>	<b>Prior Year (CIP Only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Budget	0	0	0	0
Encumbered/Expended Amount	0	0	0	0
This Item	0	0	0	0
<b>BALANCE</b>	0	0	0	0
<b>FUND(s):     N/A</b>				
<b>COMMENTS:</b> This item has no fiscal impact.				
<b>STRATEGIC PLAN GOAL:</b> Consideration of an Appeal of the Heritage Commission's denial of a Certificate of Appropriateness relates to the City's goals of Exciting Urban Centers and Financially Strong City with Service Excellence.				
<b>SUMMARY OF ITEM</b>				
At its May 24, 2016 meeting, the Heritage Commission denied the Certificate of Appropriateness request, by a vote of 3-2. A simple majority vote of City Council members is required for approval of the request. See attached memo.				
List of Supporting Documents: Memo to City Manager Letter of Appeal from Applicant Vice Chair Report Heritage Commission Follow-up Memo Staff Report			Other Departments, Boards, Commissions or Agencies Heritage Commission	

**Date:** May 25, 2016

**To:** Bruce Glasscock, City Manager

**From:** Doug McDonald, Comprehensive Planning Manager

**Subject:** Appeal of the Heritage Commission's denial of a Certificate of Appropriateness to construct a 63,292 square foot, five-story structure at 1400 J Avenue.

This memorandum provides a brief summary of the applicant's Certificate of Appropriateness (CA) application and request for appeal.

A CA is required for all exterior building improvements or new construction projects within the Downtown Plano Heritage Resource District. Design guidelines for Downtown have been established and are used in determination of whether to grant or deny CA requests. These guidelines, and the review process through which these guidelines are administered, promote preservation of historic, cultural, and architectural heritage of Downtown Plano.

Over the past year, the applicant has worked with staff and the Heritage Commission to submit a CA request for a new 63,292 square-foot, five story structure. Two work sessions were requested by the applicant and were held on March 24, 2015 and March 22, 2016 to seek design feedback from the Commission. On April 26, 2016, the Commission tabled consideration of the item and provided additional feedback for design modifications to the applicant. On May 24, 2016, the Commission denied the CA request by a vote of 3-2. An appeal of the decision was received from the applicant on the following day, May 25, 2016, which is included as an attachment.

The Commission stated that building height of approximately 68 feet does not comply with Sections 10.1 and 10.4 of the Downtown Heritage District Design Guidelines as stated below:

Section 10.1 All New construction should reflect the architectural character of the downtown district, reflecting existing buildings in form, scale, rhythm, materials, color, roof form, shape, solid-to void ratio, detail and general appearance, paying particular attention to the elements pointed out in the first section of these guidelines.

Section 10.4 Maintain the height and rhythm of buildings along the street face. New buildings and additions should respect both the height and bay spacing of adjacent buildings. They should ensure continuity of cornice lines and windows. The height of an addition and the height of a new building should not exceed the height of the tallest building on the block. New buildings or additions along the south side of 15<sup>th</sup> Place may exceed the height of the tallest building as long as it cannot be seen by a person standing on the south side of 15<sup>th</sup> Street.

A simple majority vote of the City Council members is required for approval of the appeal request.

cc: Jack Carr, Deputy City Manager  
Christina D. Day, Director of Planning

SOUTHERN LAND  
COMPANY

---

4514 Cole Avenue, Suite 810  
Dallas, TX 75205  
214.420.3050  
FAX: 214.420.3053  
www.southernland.com

May 25, 2016

Lisa Henderson  
City Secretary  
Christina Day  
Director of Planning  
1520 K Avenue  
Plano, TX 75074

RE: Request for Appeal to the Plano City Council of the City of Plano Heritage Commission denial of Request for Certificate of Appropriateness – CA2016-004 at the Heritage Commission meeting of May 24, 2016

Dear Ms. Henderson & Ms. Day:

This letter is to request an appeal to the City Council of the May 24<sup>th</sup> Heritage Commission decision to deny, based on the project height, the request for Certificate of Appropriateness CA2016-004.

Sincerely,



Jeremy Cyr  
Southern Land Company

**Recommendation of the Heritage Commission**  
**Vice Chairman's Report**  
CA2016-004  
May 24, 2016

**Certificate of Appropriateness Case No. CA2016-004:** Request for a Certificate of Appropriateness (CA) at 1400 J Avenue to construct a 63,292 square-foot, five-story structure.

**Staff Recommendation:** Staff recommended approval with conditions.

**Comments from the Applicant:** The applicant did not speak at the meeting during which the CA was ultimately denied, but had addressed the Commission during previous meetings at which the applicant's request for this CA was discussed. During those meetings, the applicant stated that the five-story height of the proposed structure was necessary for the project to be economically feasible. The applicant also expressed a willingness to work with the Commission to make changes (other than to the height of the proposed structure) that the Commission felt were necessary to bring the building into compliance with the Downtown Heritage District Design Guidelines.

**Comments from Citizens:**

No comments were made by citizens during the meeting.

**Comments from Commission in Support of Denial of CA:**

Commissioners who voted in favor of denying the requested CA noted that the structure's proposed height of 68 feet is more than twice the 32-foot maximum permitted under Section 10.4 of the Downtown Heritage District Design Guidelines, which state that "the height of a new building should not exceed the height of the tallest building on the block." Since the tallest existing building on the relevant block of J Avenue is only 32 feet tall, the requested height of 68 feet is more than twice the maximum permitted under the Downtown Heritage District Design Guidelines. Commissioners who voted in favor of denial also felt that the massing and scale of the proposed structure violated Section 10.1 of the Downtown Heritage District Design Guidelines. In addition, Commissioners who voted in favor of denial emphasized that, whether or not the Downtown Heritage District Design Guidelines mandated denial of the CA, they felt denial of the CA was warranted because the construction of such a tall structure within the Downtown Heritage District was incompatible with the scale of the Downtown Heritage District and would impact sightlines in the Downtown Heritage District, alter the look and feel of the Downtown Heritage District, and potentially hamper efforts to get the Downtown Heritage District accepted for inclusion in the National Register of Historic Places. Finally, these Commissioners also expressed concerns that allowing a five-story structure in this location would set a precedent that could lead to the construction of other overly tall structures in the Downtown Heritage District.

**Comments from Commission in Support of Approval of CA:**

Commissioners who voted against denying the requested CA (that is, in favor of approving the requested CA) considered the proposed structure in the context of the existing and to-be-built structures surrounding the proposed structure, including structures that are proximate to the proposed structure but located outside of the boundaries of the Downtown Heritage District. These

Commissioners concluded that the proposed structure's impact on sightlines in the Downtown Heritage District would not be as dramatic as some feared, since the proposed structure would be on the southern edge of the Downtown Heritage District and would likely not have the same impact on the Downtown Heritage District as a building constructed on 15<sup>th</sup> Street would. These Commissioners also emphasized that the applicant worked with the Commission to make numerous improvements to the applicant's originally-proposed design that make the proposed structure compatible with the Downtown Heritage District Design Guidelines in every way except the proposed structure's height, which the applicant says is necessary for the project to be economically viable. These Commissioners also felt that the applicant showed a genuine and commendable willingness to work with the Commission to address each concern the Commission had, with the exception of the Commission's main concern about the proposed structure's height.

**Motion:**

A motion was made for the denial of Certificate of Appropriateness Case No. CA2016-004. The Motion for Denial was approved by the Commission 3 votes to 2. (Commissioners Sickler and Ricciardelli voted against the Motion for Denial.)

Respectfully Submitted,

*/s/ Anthony T. Ricciardelli*

Anthony T. Ricciardelli  
Vice Chair  
Heritage Commission

**DATE:** May 25, 2016  
**TO:** Applicants with Items before the Heritage Commission  
**FROM:** Lisa Fox, Chair, Heritage Commission  
**SUBJECT:** Results of Heritage Commission Meeting of May 24, 2016

**AGENDA ITEM NO. 2 - CERTIFICATE OF APPROPRIATENESS CA2016-004  
1400 J AVENUE  
APPLICANT: SOUTHERN LAND COMPANY**

Request for a Certificate of Appropriateness (CA) at 1400 J Avenue to construct a 63,292 square foot, five-story structure.

**APPROVED:** \_\_\_\_\_ **DENIED:** 3-2 **TABLED:** \_\_\_\_\_

**STIPULATIONS:**

Denied.

BM/amf

xc: Jeremy Cyr, Southern Land Company  
Wayne Snell, Permit Services Manager  
File

<https://goo.gl/maps/CXUjo4Lz9qn>

CITY OF PLANO  
HERITAGE COMMISSION

May 24, 2016

**Agenda Item No. 2**

**Certificate of Appropriateness CA2016-004:** 1400 J Avenue

**Applicant:** Southern Land Company

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**DESCRIPTION:**

Request for a Certificate of Appropriateness (CA) at 1400 J Avenue to construct a 63,292 square foot, five-story structure.

**REMARKS:**

This item was tabled at the Heritage Commission's meeting on April 26, 2016. It must be removed from the table.

**APPLICANT PROPOSAL:**

The purpose of this CA request is to construct a 63,292 square foot, five-story building with four stories of multifamily residential units over one-story of retail and restaurant space per attached documents and details as outlined below:

1. General Details:
  - a. 171'-1" wide x 88'-0" deep four-story, wood-framed, residential units over one-story concrete podium on existing vacant lot.
  - b. Structure height is 68'-3.5".
2. Setbacks: The structure will be set back 0'-5" from front (west) property line; 13'-1" from right side (south) property line; 8'-7" from rear (east) property line and 11'-6" from the existing building located to the left (north) side.
3. Exterior: The proposed exterior details, materials, and finishes will consist of the following:
  - a. The overall building exterior will be clad with a combination of: Denver Claret and Moffet color ACME brick veneers; traditional smooth finish stucco in Fawn Brindle, Toque White, Quiver Tan and Accessible Beige colors; smooth finish fiber cement lap siding in Accessible Beige color; and aluminum composite panels (Alucobond) in anodized clear and anodic dark bronze finish;

- b. The exterior trim will consist of: cast stone sill and banding; brick soldier banding; brick rowlock banding; painted wood and stucco trims; stucco and metal caps; and
- c. 42" high, Black Fox color, picket and cross patterned style metal railings at upper story balconies and porches with Alucobond and stucco finished soffits.
- 4. Roof: Flat (built-up) roof with metal trusses. All outdoor mechanical units will be located on the roof.
- 5. Site and Landscaping: The proposed site improvements will consist of the following:
  - a. Brick paved sidewalks to match existing brick paver pattern and color;
  - b. Concrete floor for patios and outdoor dining areas;
  - c. Precast steps and brick ramp at the south facade;
  - d. 30" high painted metal railing around the outdoor patio/dining areas may be installed at a later date by future tenants; and
  - e. Brick screen wall and metal gate around the proposed service area at the rear (east) facade.
- 6. Windows and Doors: Kawneer, Solarban 60 Low-E glass, anodized finish per attached window schedule (sheet A2.0, Attachment 2) and following typical details:
  - a. 1/1, single-hung, MIWD 7000 series, vinyl windows;
  - b. Aluminum framed, Kawneer 451 series fixed windows and storefronts in various sizes per window schedule;
  - c. Wood framed, single-lite, 8'-0" tall doors; and
  - d. Storefront detail shall consist of brick/glass bulkheads and transoms.
- 7. Awnings and/or Canopies: Black Fox color, flat metal awnings with 4'-0" and 4'-6" projections at first floor level and 2'-0" overhang at fifth floor level. Dropped style, fabric and painted metal awnings with 3'-0" and 3'-2" projections on the first floor. All the proposed first floor awnings must have a minimum 7'-0" clearance from the finished sidewalk.

**GENERAL INFORMATION:**

**Location:** 1400 J Avenue (Including 1408 J Avenue located at the northeast corner of J Avenue and 14th Street)

**Zoning:** Downtown Business/Government (BG); Heritage Resource #26 Designation (H-26)

**Resource Type:** Downtown Heritage District

**BACKGROUND:**

**Building:** NA

**Architectural Style:** NA  
**Date of Construction:** NA  
**Historic Use:** Commercial  
**Current Use:** Vacant Lot, existing structures demolished in 2016  
**Proposed Use:** Multifamily Residence, Retail, Restaurant

**CASE HISTORY:**

Date	Description
Apr 2015	CA approved to demolish the existing structures located at 1400 J Avenue and 1408 J Avenue without delay.
Mar 2016	Demolition completed.
Apr 2016	<p>The Commission tabled the CA request to the May 24, 2016, meeting, to allow the applicant additional time to work with staff in addressing concerns regarding nonconformance with section 10.1 and 10.4 for New Construction and Additions. The Commission provided the following directions to the applicant:</p> <ul style="list-style-type: none"> <li>• Consider staff suggestions to address the overall massing and scale (section 10.1), particularly on the central portion of the front (west) façade; and</li> <li>• Meet all requirements of section 10.1 that do not relate specifically to the overall building height.</li> </ul>

**STAFF FINDINGS AND ANALYSIS:**

Conformance with the DHDD Guidelines

Staff finds the proposed new construction meets the following DHDD Guidelines:

1. The requested flat (built-up) roof with the non-visible mechanical unit location meets section 4.2 and 4.4 for Roofs.
2. The proposed colors and finishes are compatible with the existing character of the district and the anodized finish is not reflective or shiny. Therefore, the request meets section 5.1 and 5.2 for Colors.
3. The flat and dropped style, metal and canvas awnings are appropriate and relate to each door or window or bay. Therefore, the proposed awnings meet section 6.1 and 6.2 for Canopies and Awnings above Doors and Windows.
4. The requested site improvements meet section 8.1 through 8.6 for Site/Landscaping.
5. The proposed structure abuts the sidewalk on J Avenue to align with the existing historic buildings located to the north and the requested exterior materials and flat roof is similar to the nearby buildings. Therefore, the building meets section 10.2 for New Construction and Additions.

6. The proposed brick veneer, smooth finish traditional stucco and fiber cement siding are appropriate. While metal cladding is not allowed per section 10.5 for New Construction and Additions, staff believes the requested aluminum composite panels (Alucobond) would be appropriate in this instance for the following reasons:
  - The metal cladding provides a visual interest and clearly distinguishes the new building from the existing historic structures;
  - The limited use of Alucobond is proposed on the upper floors of the south elevation, located at the edge of the downtown heritage district boundary; and
  - The non-reflective metal panels help in addressing the overall massing and appear to be compatible with the building style and character of the district.
  
7. The requested new construction reflects the existing buildings in their rectangular form/shape, detail, exterior materials and colors, massing, and flat roof form. Staff believes the proposed building is substantially compliant with section 10.1 for New Construction and Additions due to the following changes made since the April meeting:
  - A balcony design change to help alleviate the bulky appearance at the central portion of the façade;
  - A window design change to avoid repetition of same window type in reflecting smaller building modules;
  - A different color brick at the central portion of the façade to further break the overall massing; and
  - A different color brick at window sills and parapet walls.

#### Nonconformance with the DHDD Guidelines

Staff finds the proposed new construction does not meet the following DHDD Guidelines:

1. Section 10.4 - New Construction and Additions (Height)

Section 10.4 of the DHDD Guidelines state: “the height of a new building should not exceed the height of the tallest building on the block.” Therefore, the request for a 68-foot high structure maintains the height of the buildings along 14th Street, based on the applicant’s proposed building on Lot 1 which is 70 feet in height, but does not maintain the height of the buildings located along J Avenue within the Heritage District, as the highest building is 32 feet high. However, the buildings immediately across the street to the south and west, while outside the district, are of similar height to the request (see Attachment 3 - Massing Model Images). The following is a table listing staff suggestions related to section 10.4 and the applicant’s comments:

Staff Suggestions	Applicant Comments
<p>Consider reducing the impact of proposed height by:</p> <ul style="list-style-type: none"> <li>• Additional incremental transition of the building height starting from the facade at the northwest corner up to a five story facade moving south. This would likely result in a loss of units or smaller units in those locations.</li> <li>• Stepping back the upper stories from the street facing wall planes (primary plane) to ensure the historic building proportions and profile are not radically changed. The primary plane of the west facade must not appear taller than the existing tallest building in the block. The back side (secondary plane) of the west façade may be taller incrementally, as shown on the northwest corner.</li> </ul>	<ul style="list-style-type: none"> <li>• The upper three floors at the northwest corner of the building are setback approximately 9'-0" from the building line at the front (west) and the north facades. The design is intended to closely align the first floor height of the proposed building with the existing one-story structure located to the north at 1412 J Avenue;</li> <li>• The proposed building height meets the Development Regulations for the Downtown Business/ Government (BG) Zoning;</li> <li>• The additional building height is required to allow the project to meet the density requirements per business agreement with the City of Plano; and</li> <li>• The building height is required to make the overall project financially feasible.</li> </ul>

General Considerations within the DHDD Guidelines

The Heritage Commission should consider the varying factors regarding the appropriateness of the building’s design. The DHDD Guidelines state: “Because every building is unique, decisions should be case specific. However, these guidelines form the foundation for the review.” Based on the Downtown Heritage District Design Guidelines, the height and metal cladding of the building may be concerns. However, the Commission may find mitigating factors in the design and that the building is substantially compliant with the guidelines and meets the intent of the district.

**SUMMARY:**

While the overall building height (section 10.4) remains unchanged, staff believes the applicant has made significant changes on the front (west) façade to address massing (section 10.1) concerns and the applicant’s proposed modifications are consistent with the Commission’s direction from their April 26, 2016 meeting.

**STAFF RECOMMENDATION:**

Recommended for approval as submitted subject to the following conditions:

1. Heritage Commission finds the proposed new construction substantially complies with and meets the intent of the Downtown Heritage District Design Guidelines; and

2. Issuance of any necessary permits from the Building Inspections, Public Works and Environmental Health Departments, is required prior to the new construction project; and
3. The applicant shall be allowed to work with staff to resolve any issues that may arise during the permit review and new construction project.

**ATTACHMENTS:**

1. Project Renderings
2. Project Drawings and Details
3. Massing Model Images
4. P&Z Commission Approved Preliminary Site Plan
5. Material/Product Specifications

**APPLICABLE REVIEW CRITERIA:**

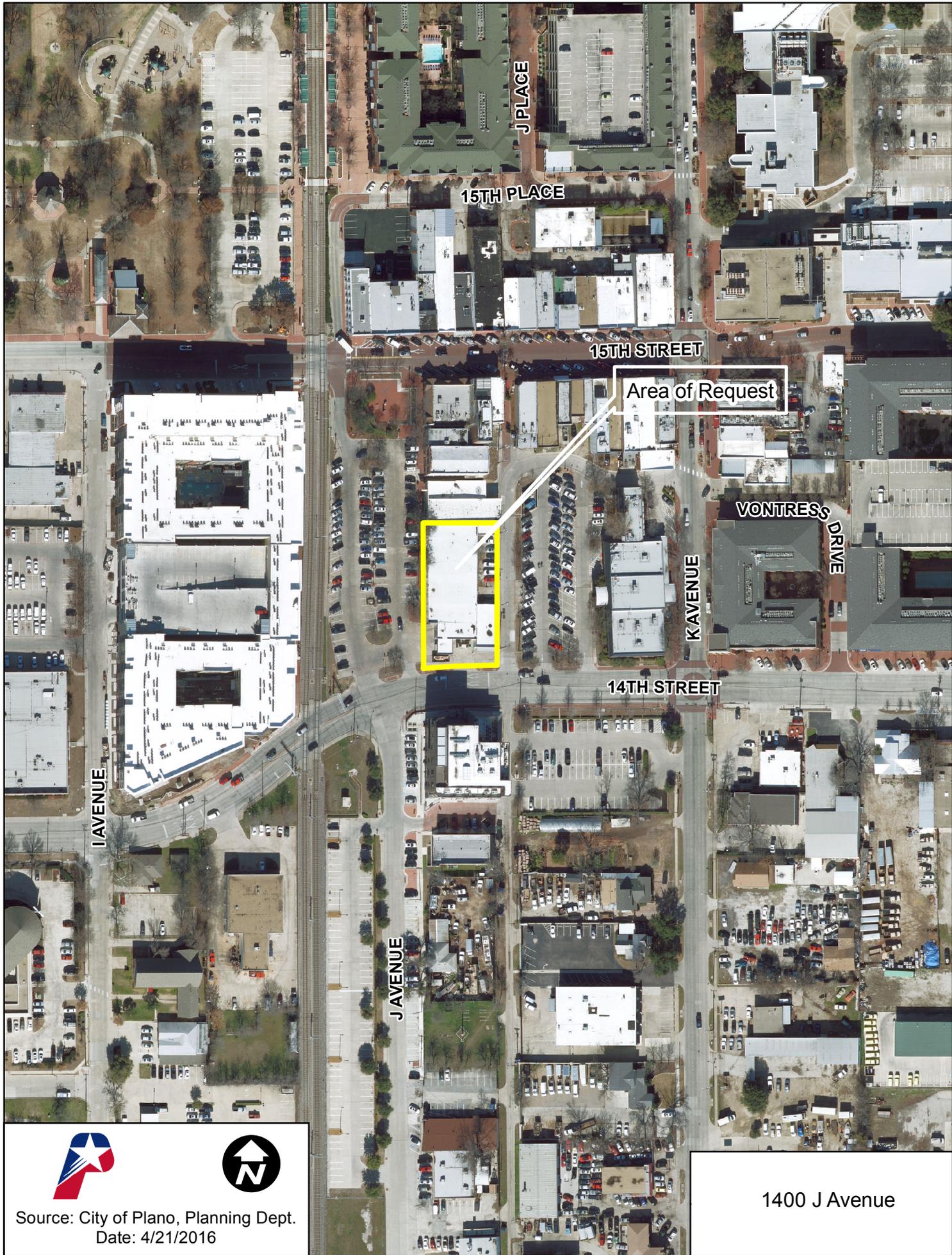
**Downtown Heritage District Design Guidelines**

<b>No.</b>	<b>Guideline Statement</b>
<b>Roofs</b>	
4.2	The following roofing materials are appropriate: flat (built-up), metal, single-ply membrane, and composition shingles. The following materials are not appropriate: clay tiles (except on decorative architectural details, slate tiles, terra-cotta tile, wood shingles, synthetic wood shingles, and synthetic clay tile.
4.4	Mechanical equipment, skylights, and solar panels on the roof should be set back or screened so that they are not visible to a person standing at ground level on the opposite side of the street.
<b>Colors</b>	
5.1	Colors should be consistent with the age and character of the downtown area and used to embellish façade elements. Color palettes should enhance the attractive details of the building, not disguise them or overpower them.
5.2	Colors should complement neighboring buildings and reflect the original historic color palette. Bright colors should be used cautiously. Metals should not be shiny or highly reflective.
<b>Canopies and Awnings above Doors and Windows</b>	
6.1	Flat canopies should be retained if present and replaced where needed. Awnings should be a "drop-front" style. Historically, the most common and appropriate sidewalk covering is the flat, rigid canopy. A building may, however, have cloth (canvas) awnings in appropriate colors for visual interest. Awnings should not be a "bubble" style. Metal awnings may be retained and/or replaced if they have been on a building at least 40 years.
6.2	Awnings should not be continuous, but rather relate to each window or bay. This rhythm of awnings is typical of historic styles, and provides greater interest to pedestrians; long continuous awnings are more appropriate for strip retail centers, which relate to automobile traffic. Flat canopies, however, may be full width or relate to each bay.

<b>Site/Landscaping</b>	
8.1	New driveways, sidewalks, steps and walkways should be constructed of brick, brick pavers, concrete, asphalt or other material deemed appropriate. Artificial grass, exposed aggregate concrete, artificially-colored concrete and outdoor carpet are not appropriate.
8.2	Landscaping should enhance the structure and surroundings and not obscure significant views of protected facades.
8.3	Any new mechanical equipment should be erected on the roof or in the rear yard, and should not be visible from the public right-of-way. It should also be screened with a brick or stucco wall or natural screening if placed on the ground and screened by architectural metal or a building parapet if placed on a roof.
8.4	Fences should be limited to the rear of a structure and should not exceed six feet in height. Fences less than three feet tall and at least 70% open, constructed of metal pickets, may be used where necessary for sidewalk service at restaurants. Fences should be constructed of brick, cast stone, iron, a combination of these materials, or other appropriate materials. Plastic, vinyl and chain-link are not appropriate. Fences should be 70% open. Wooden privacy fences are not allowed. Solid masonry fences/walls are appropriate only when screening is required by the zoning ordinance (i.e., for dumpsters or mechanical equipment).
8.5	Patios and outdoor dining areas are appropriate at the rear of a building and appropriate in front (on existing sidewalks) where ample right-of-way and an agreement with the City of Plano exist.
8.6	Patio and porch floors should be brick or concrete. Brick or concrete patio floors should not be covered with carpet.
<b>New Construction and Additions</b>	
	The following guidelines refer to new infill construction in the historic district and additions to existing buildings. Demolition in the Downtown Heritage District is firmly discouraged. However, were a building to be seriously damaged or destroyed, new construction would be encouraged and must meet these guidelines. Also, several buildings in the heritage district present opportunities for expansion. This is also encouraged if compatible. New buildings do not have to replicate an old building but must respect the same patterns of building line, window and door placement and rhythm, mass, height, architectural design, etc. Roof top patio covers shall be considered as building additions and shall comply with the same design guidelines for building additions.

10.1	All new construction should reflect the architectural character of the downtown district, reflecting existing buildings in form, scale, rhythm, materials, color, roof form, shape, solid-to-void ratio, detail and general appearance, paying particular attention to the elements pointed out in the first section of these guidelines.
10.2	New buildings should abut the sidewalk. The setbacks for all new construction should match the setback of other buildings on the block. Infill buildings between historic buildings should be similar in setback, roof form, cornice line, and materials, to nearby buildings.
10.4	Maintain the height and rhythm of buildings along the street face. New buildings and additions should respect both the height and bay spacing of adjacent buildings. They should also ensure continuity of cornice lines and windows. The height of an addition and the height of a new building should not exceed the height of the tallest building on the block. New buildings or additions along the south side of 15th Place may exceed the height of the tallest building as long as it cannot be seen by a person standing on the south side of 15th Street.
10.5	Downtown buildings almost exclusively have brick or plaster-over-brick facades. The sides of corner buildings also reflect this construction. Any other materials should be used cautiously and should be compatible with the style and character of existing buildings. Brick should be uniform in color with little to no variation. Aluminum siding, wood siding, metal, stucco (other than traditional smooth coat cement plaster stucco), synthetic stucco and vinyl cladding are not appropriate.





Source: City of Plano, Planning Dept.  
Date: 4/21/2016

1400 J Avenue



Perspective from J Avenue SW

Prepared For:

**SOUTHERN LAND  
COMPANY**

**Plano Phase II**  
Plano, Texas

Prepared By: Job No. 15006 May 16, 2016

 **Womack + Hampton**  
Architects, L.L.C.  
4311 Oak Lawn Avenue, Suite 50  
Dallas, Texas 75219  
TEL 214.252.9000 FAX 214-252-9080  
www.womackhampton.com



Perspective from J Avenue NW

Prepared For:

**SOUTHERN LAND  
COMPANY**

**Plano Phase II**  
Plano, Texas

Prepared By: Job No. 15006 May 16, 2016

 **Womack + Hampton**  
Architects, L.L.C.  
4311 Oak Lawn Avenue, Suite 50  
Dallas, Texas 75219  
TEL 214.252.9000 FAX 214-252-9080  
www.womackhampton.com



Perspective from West

Prepared For:

**SOUTHERN LAND  
COMPANY**

**Plano Phase II**  
Plano, Texas

Prepared By: Job No. 15006 May 16, 2016

 **Womack + Hampton**  
Architects, L.L.C.  
4311 Oak Lawn Avenue, Suite 50  
Dallas, Texas 75219  
TEL 214.252.9000 FAX 214-252-9080  
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Streetscape Detail

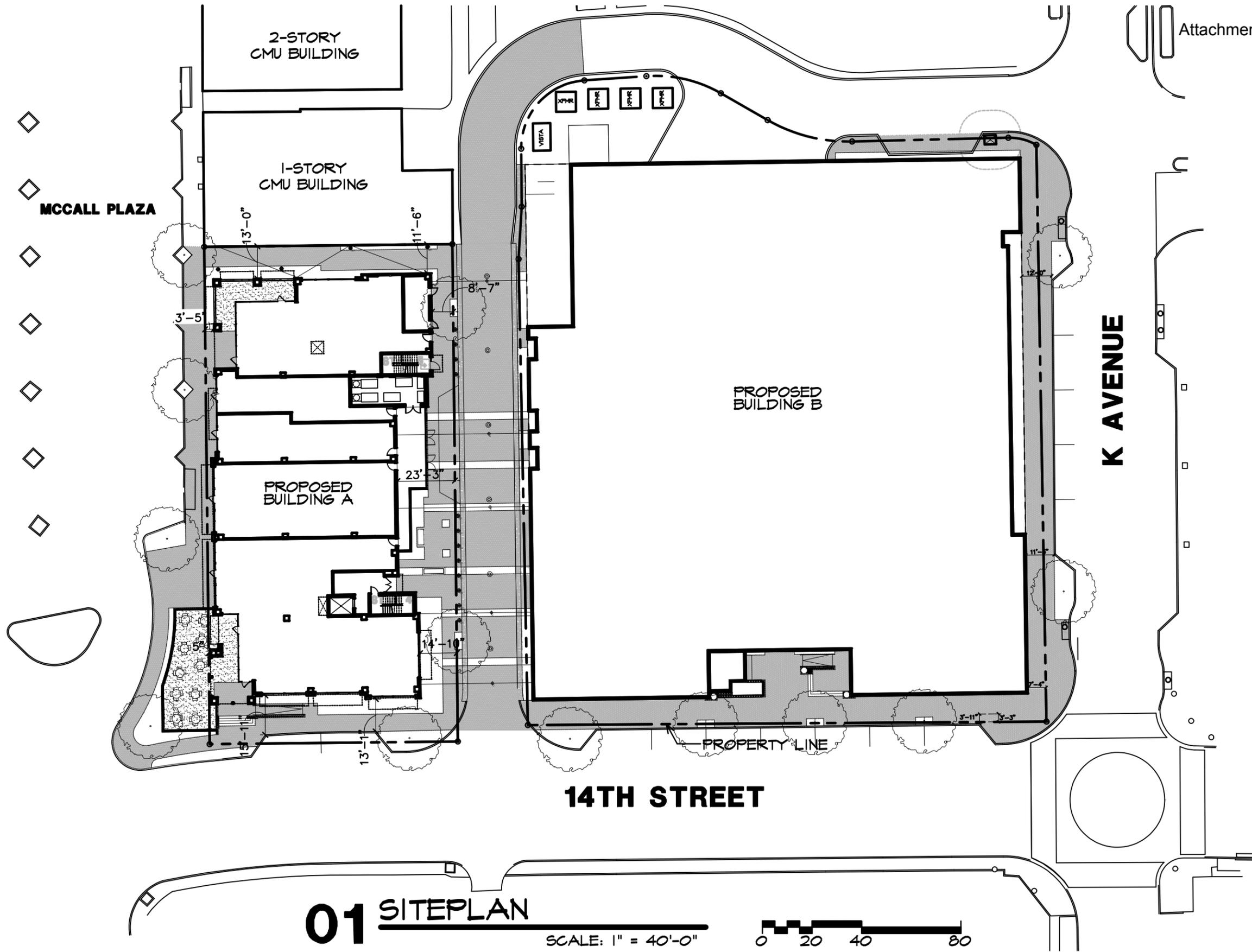
Prepared For:

**SOUTHERN LAND  
COMPANY**

**Plano Phase II**  
Plano, Texas

Prepared By: Job No. 15006 May 16, 2016

**Womack + Hampton**  
Architects, L.L.C.  
4311 Oak Lawn Avenue, Suite 50  
Dallas, Texas 75219  
TEL 214.252.9000 FAX 214-252-9080  
www.womackhampton.com



# 01 SITEPLAN

SCALE: 1" = 40'-0"



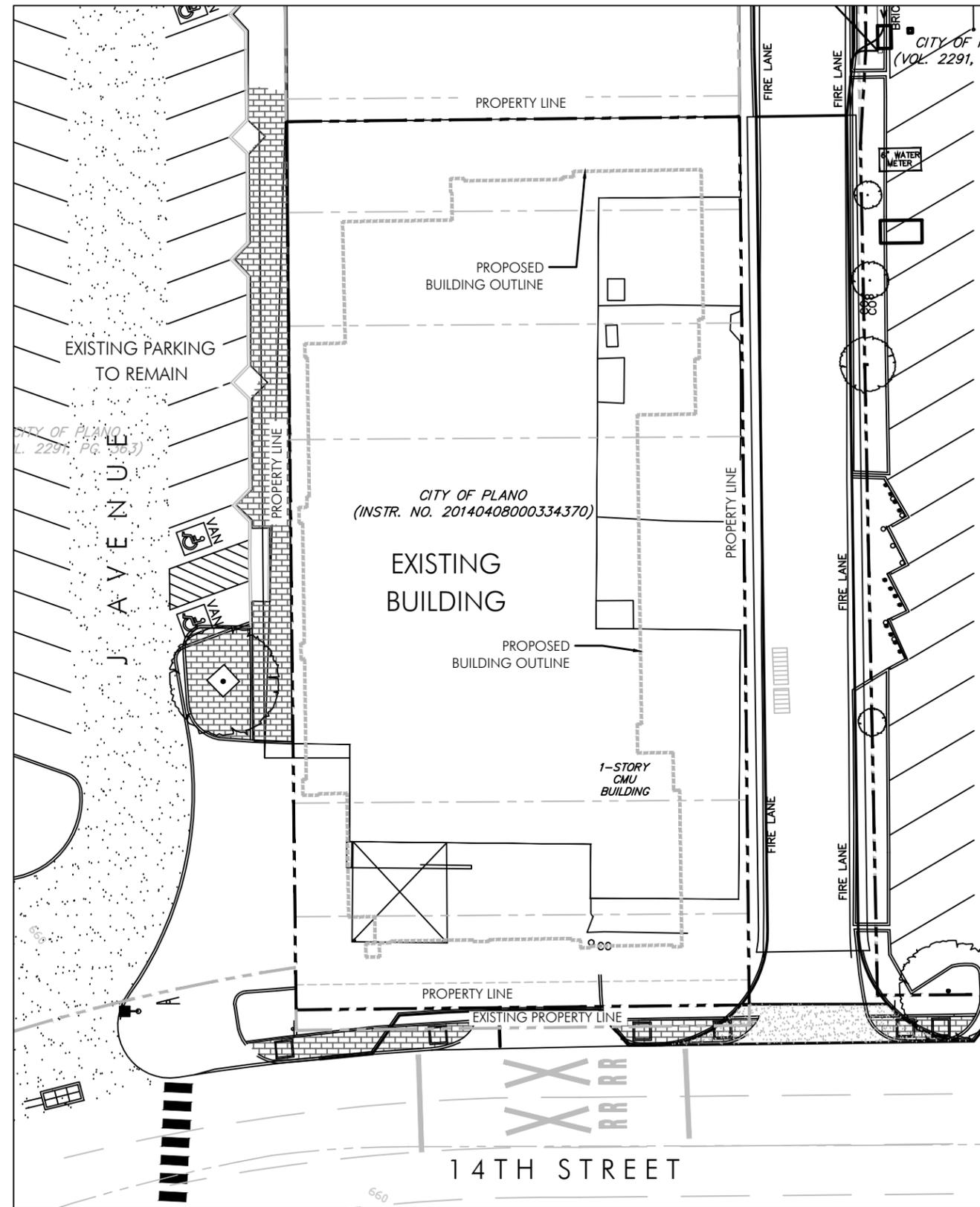
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SOUTHERN LAND  
 COMPANY

PLANO PHASE II  
 PLANO, TEXAS



**A1.1**  
**SITE PLAN**



**EXISTING CONDITIONS SITE PLAN**  
 Scale: 1"=30'-0"



Job No:	000000
Issue Dates & Revisions:	
Heritage Commission Submittal	04-11-16

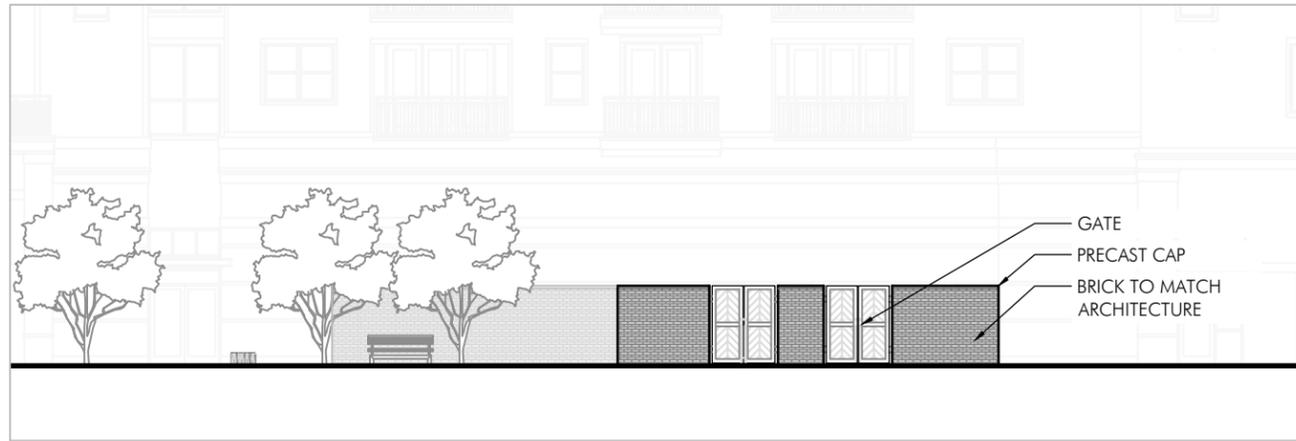
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NOT FOR CONSTRUCTION FOR REVIEW ONLY

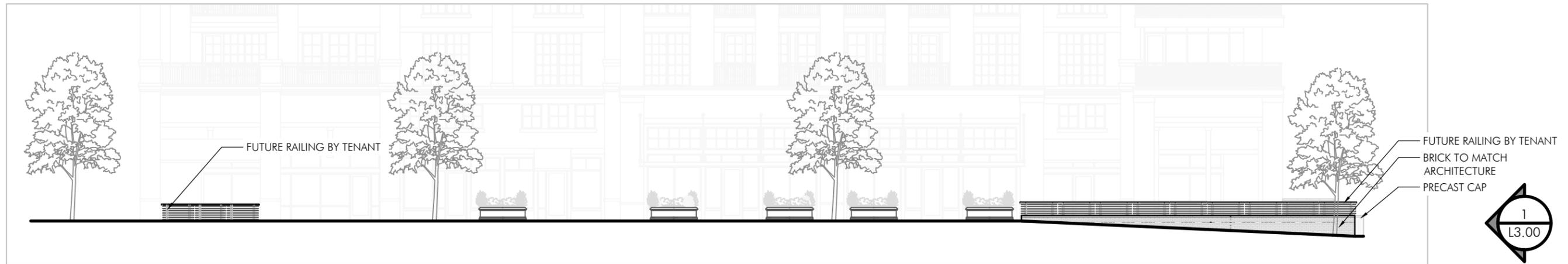
Drawing Title:  
**EXISTING CONDITIONS SITE PLAN**

Sheet No:  
**L1.00**

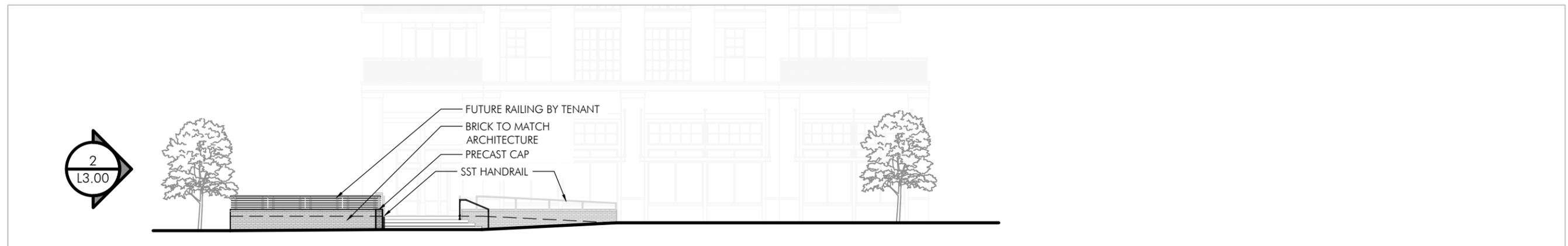




**3** ELEVATION: J AVE. SCREEN WALL @ SERVICE AREA  
Scale: 1/16"=1'-0"



**2** ELEVATION: J AVE. RESTAURANT WALL  
Scale: 1/16"=1'-0"



**1** ELEVATION: 14TH ST. RESTAURANT WALL  
Scale: 1/16"=1'-0"

Job No:	000000
Issue Dates & Revisions:	
Heritage Commission Submittal	04-11-16



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Seal:

NOT FOR CONSTRUCTION  
FOR REVIEW ONLY

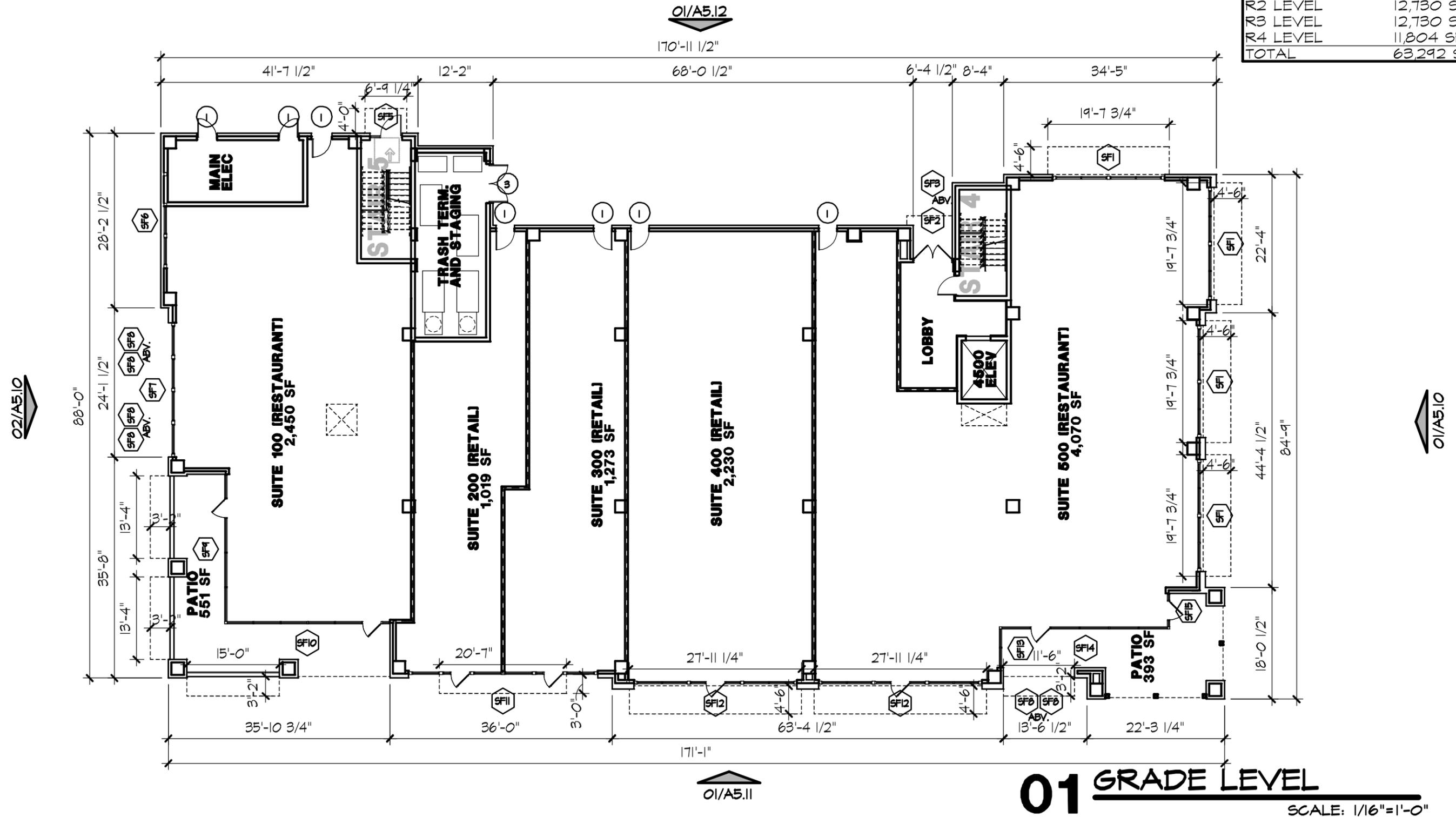
Drawing Title:

PROPOSED SITE ELEVATIONS

Sheet No:

L3.00

AREA TABULATION	
GRADE LEVEL	13,298 SF
R1 LEVEL	12,730 SF
R2 LEVEL	12,730 SF
R3 LEVEL	12,730 SF
R4 LEVEL	11,804 SF
<b>TOTAL</b>	<b>63,292 SF</b>



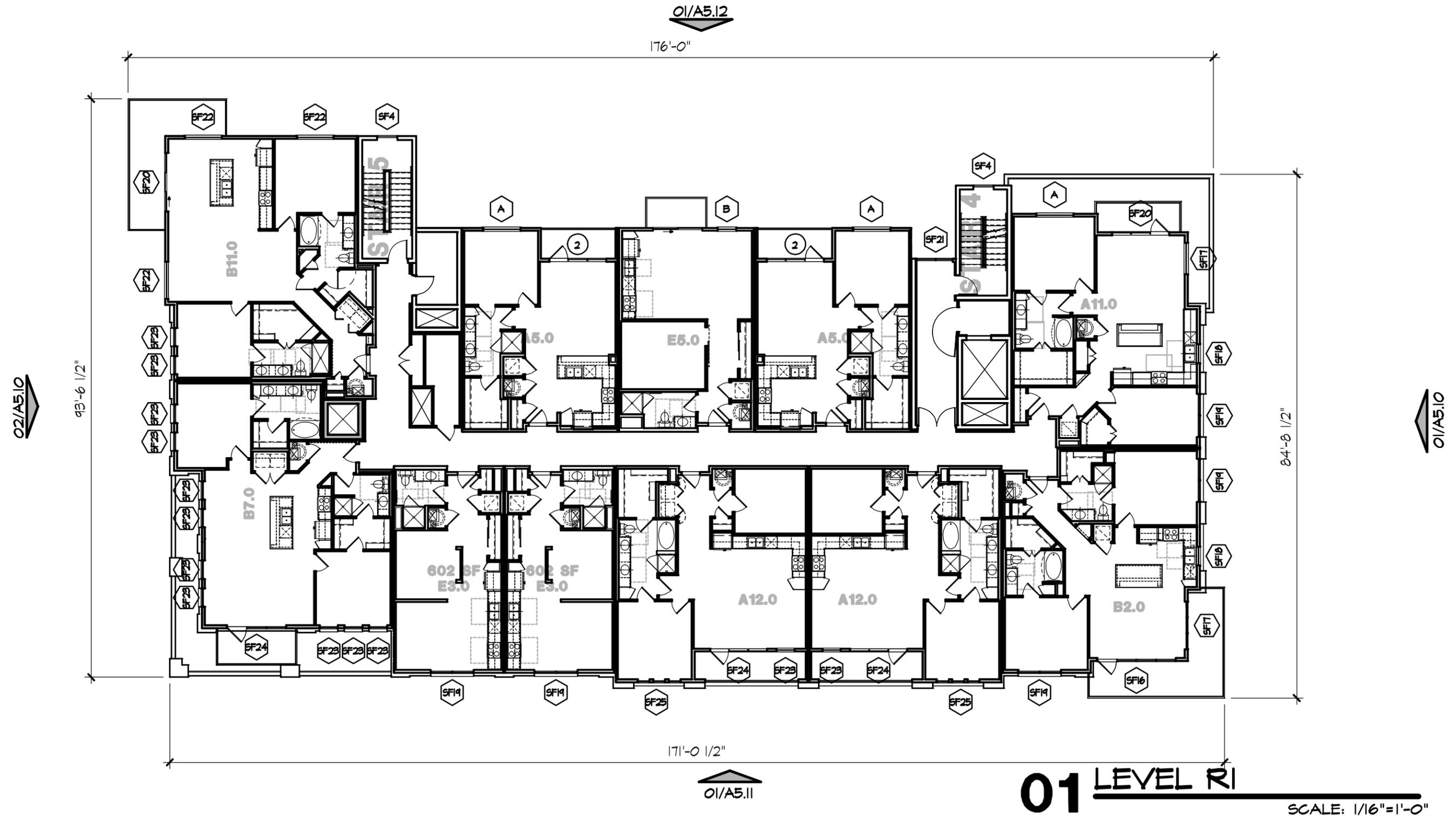
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**SOUTHERN LAND COMPANY**

**PLANO PHASE II**  
PLANO, TEXAS

**Womack+Hampton ARCHITECTS, L.L.C.**

**A5.2 BUILDING PLAN**



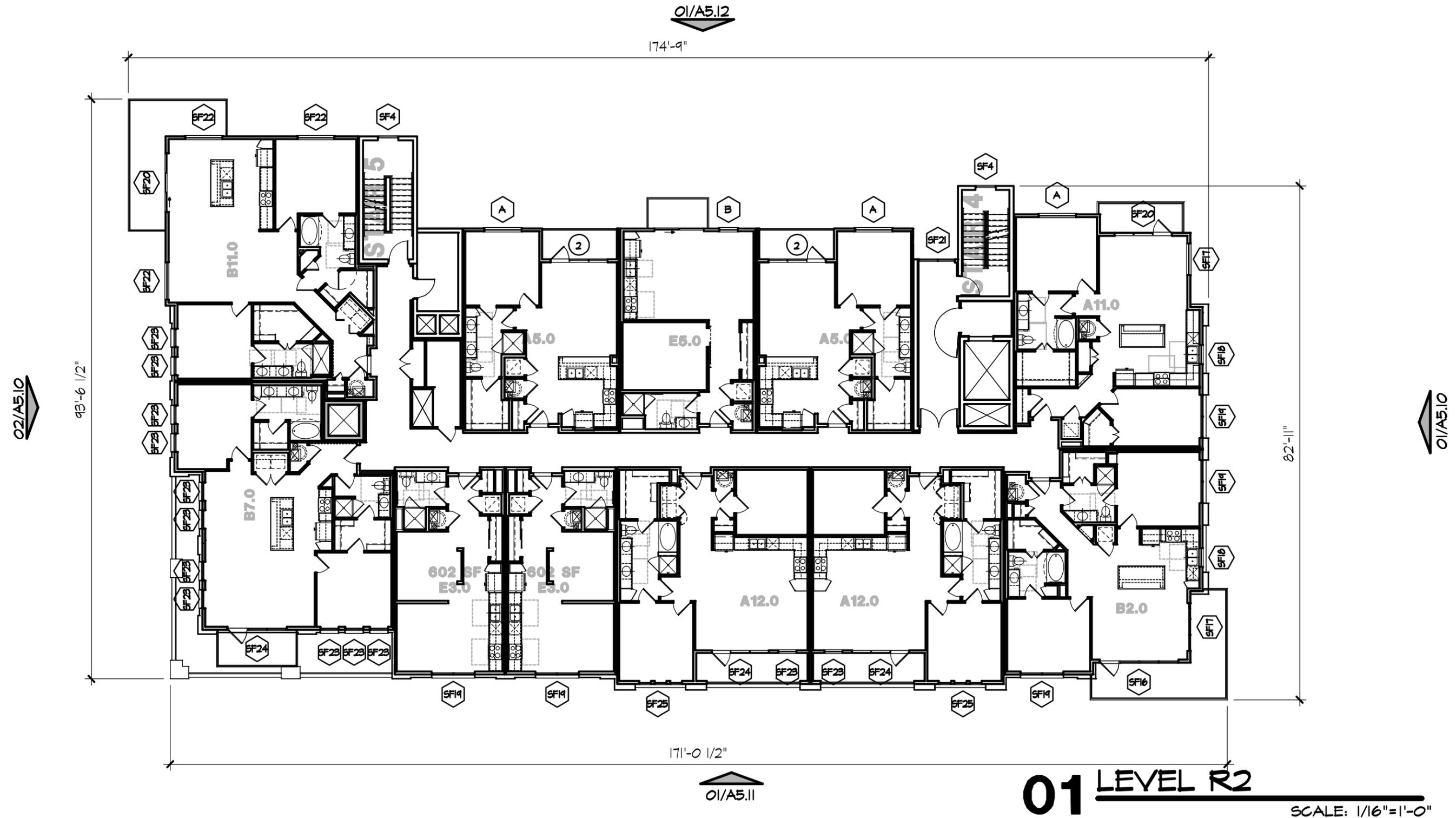
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 COMPANY

PLANO PHASE II  
 PLANO, TEXAS

  
**Womack+Hampton**  
 ARCHITECTS, L.L.C.

**A5.3**  
 BUILDING  
 PLAN



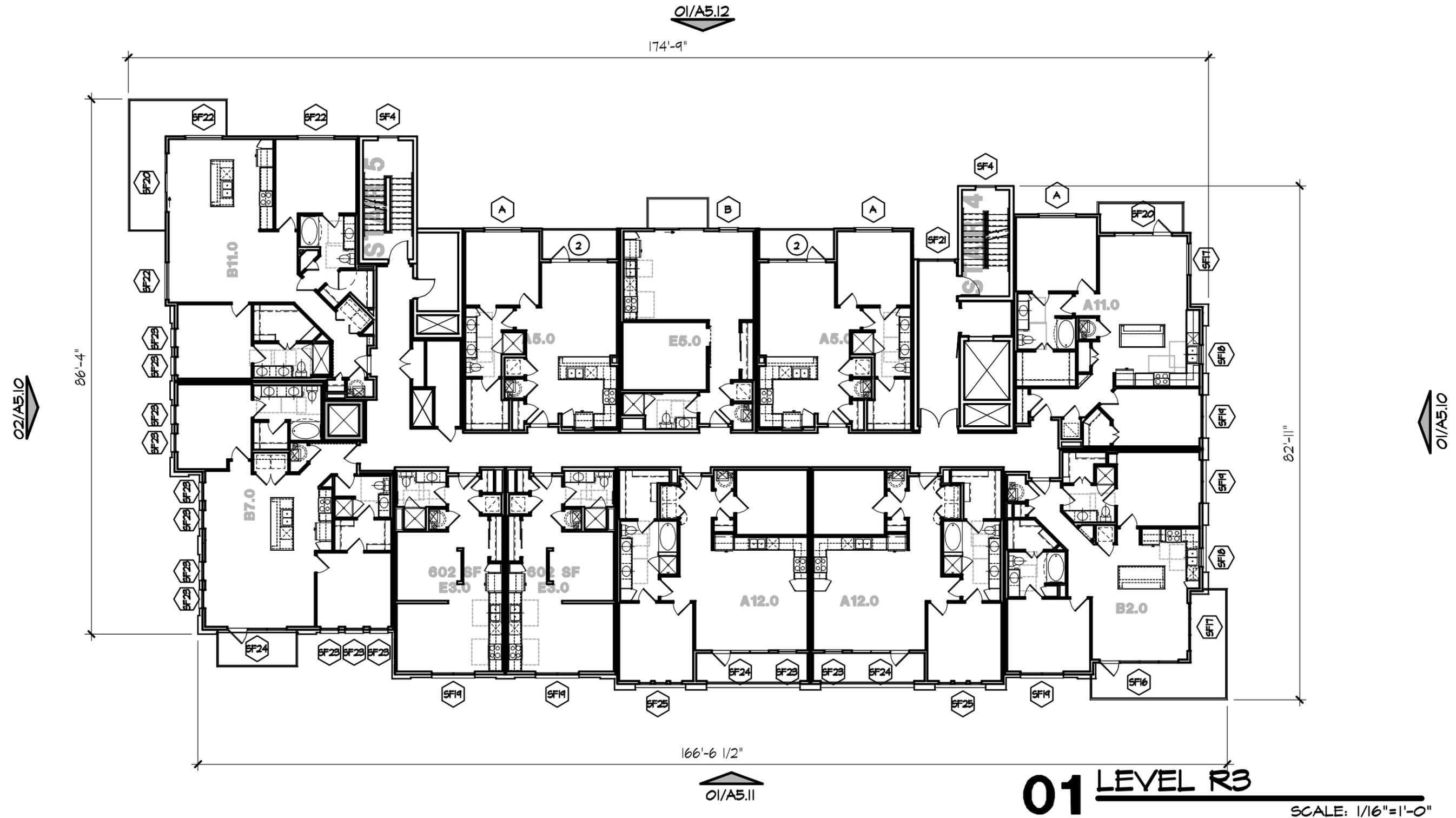
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PLANO PHASE II  
 PLANO, TEXAS

  
**Womack+Hampton**  
 ARCHITECTS, L.L.C.

**A5.4**  
 BUILDING  
 PLAN



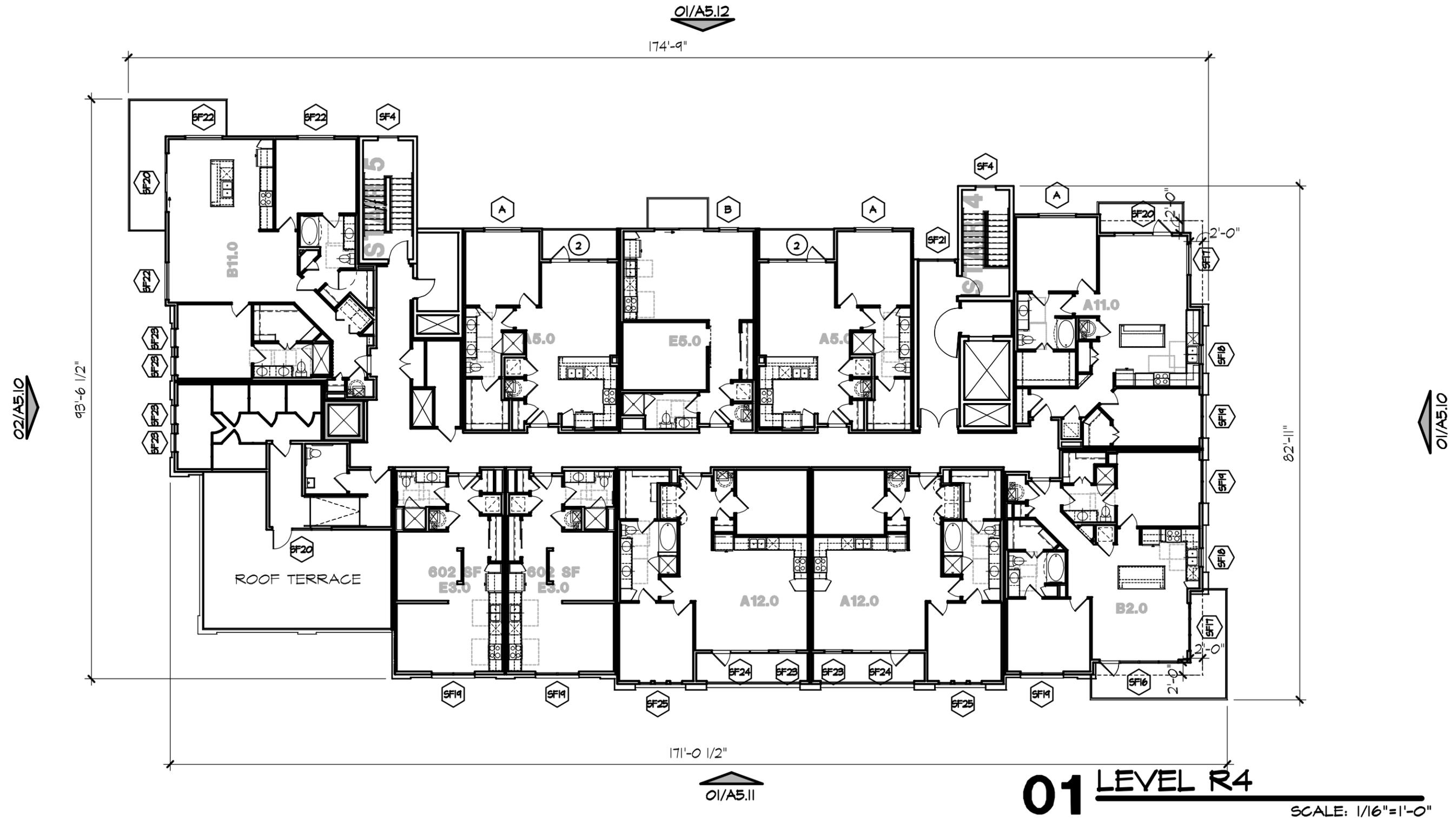
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PLANO PHASE II  
 PLANO, TEXAS

  
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**A5.5**  
 BUILDING  
 PLAN



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PLANO PHASE II  
 PLANO, TEXAS

  
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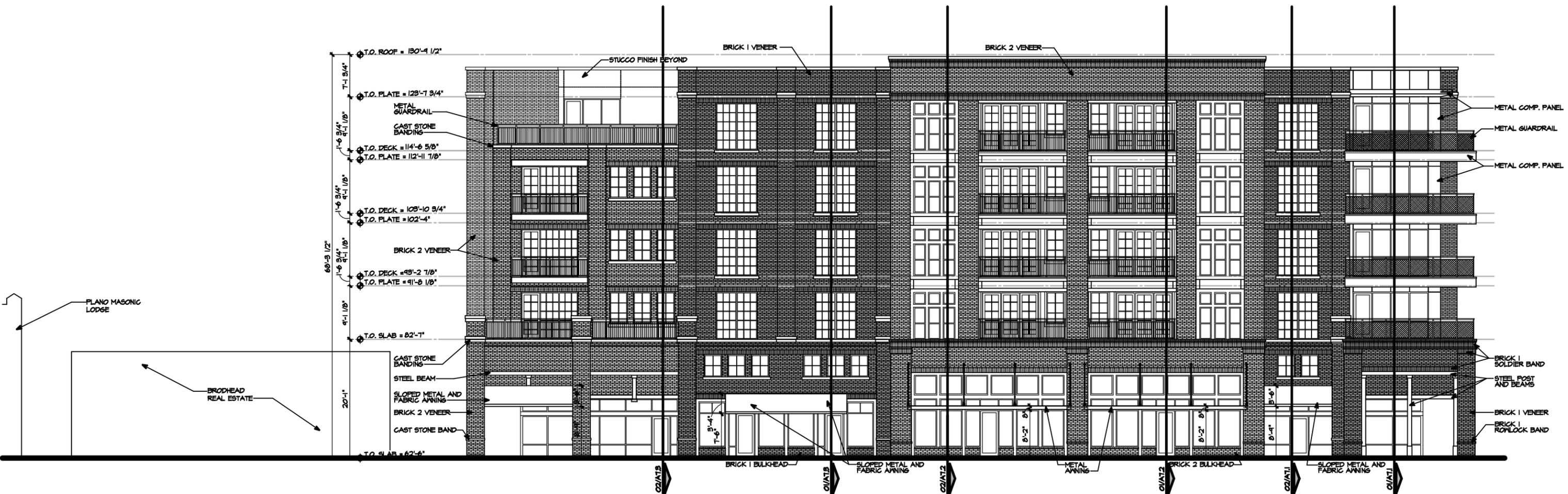
**A5.6**  
 BUILDING  
 PLAN



**01 SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"



**02 NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



**01 WEST ELEVATION**  
SCALE: 1/8"=1'-0"

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**SOUTHERN LAND COMPANY**

**PLANO PHASE II**  
PLANO, TEXAS

**Womack+Hampton ARCHITECTS, L.L.C.**

**A5.11 EXTERIOR ELEVATION**



**01 EAST ELEVATION**  
SCALE: 1/8"=1'-0"

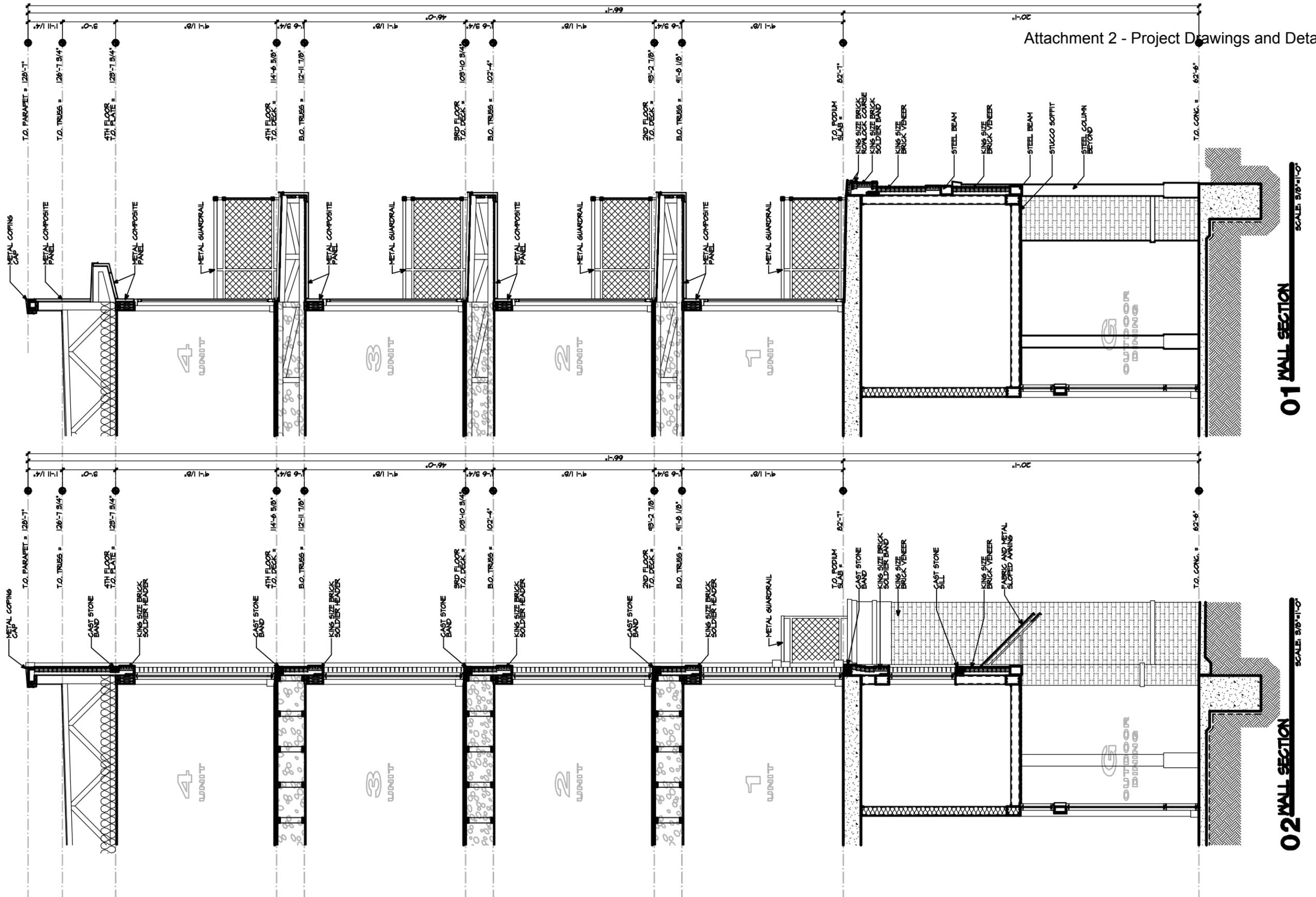
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**SOUTHERN LAND COMPANY**

**PLANO PHASE II**  
PLANO, TEXAS

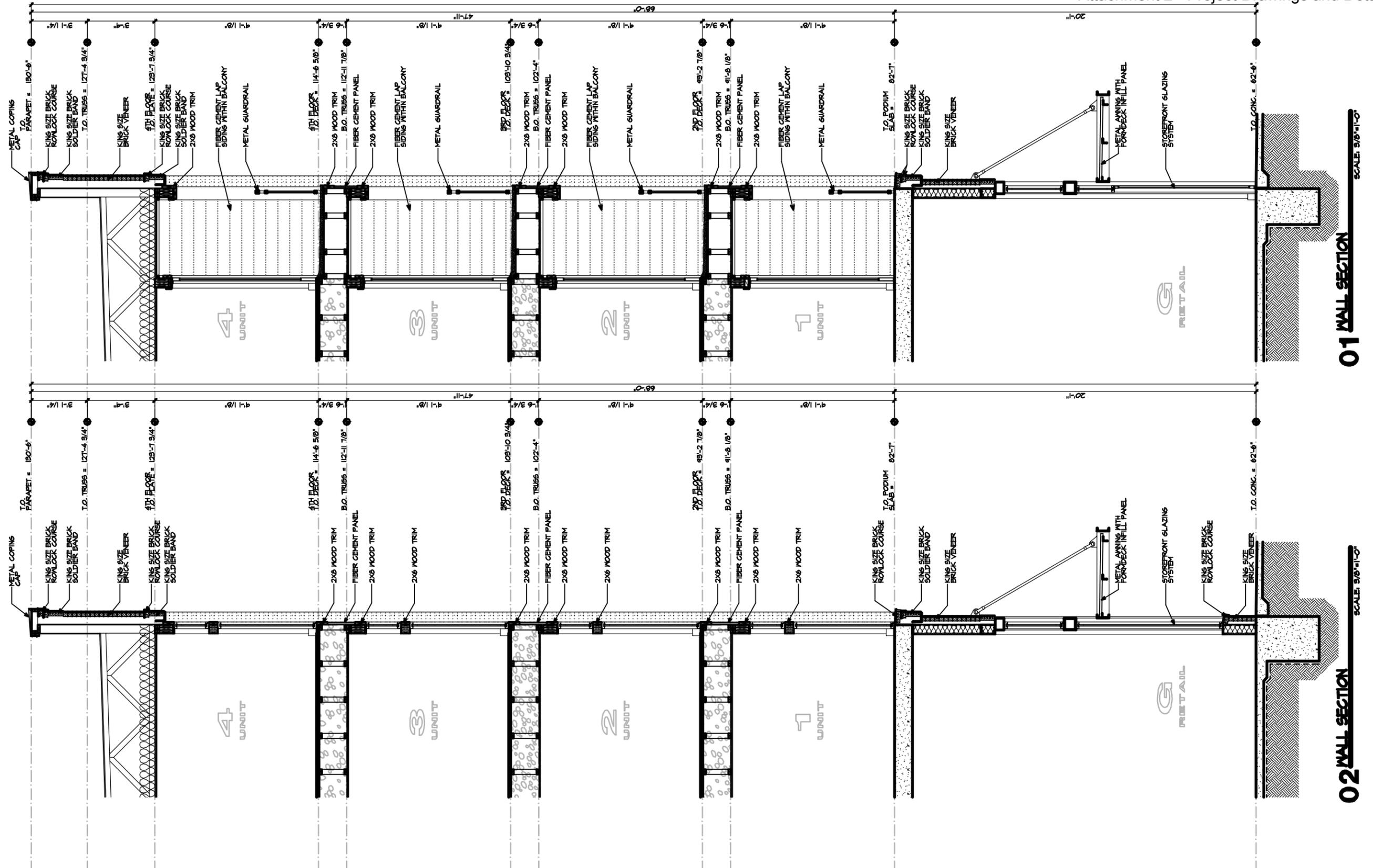
**Womack+Hampton ARCHITECTS, L.L.C.**

**A5.12 EXTERIOR ELEVATION**



01 WALL SECTION  
SCALE: 3/8"=1'-0"

02 WALL SECTION  
SCALE: 3/8"=1'-0"



SCALE: 3/8"=1'-0"

01 WALL SECTION

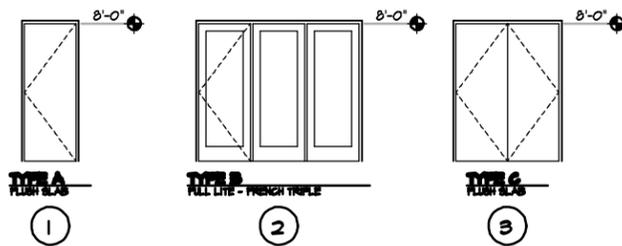
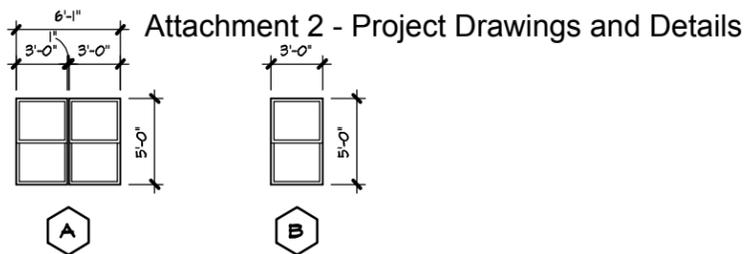
SCALE: 3/8"=1'-0"

02 WALL SECTION

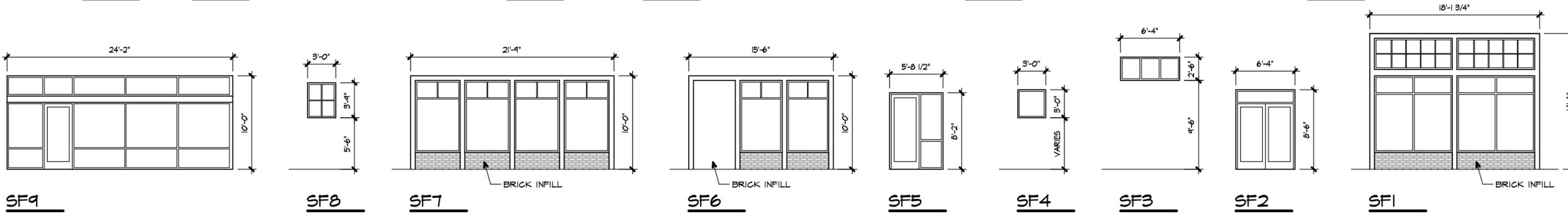
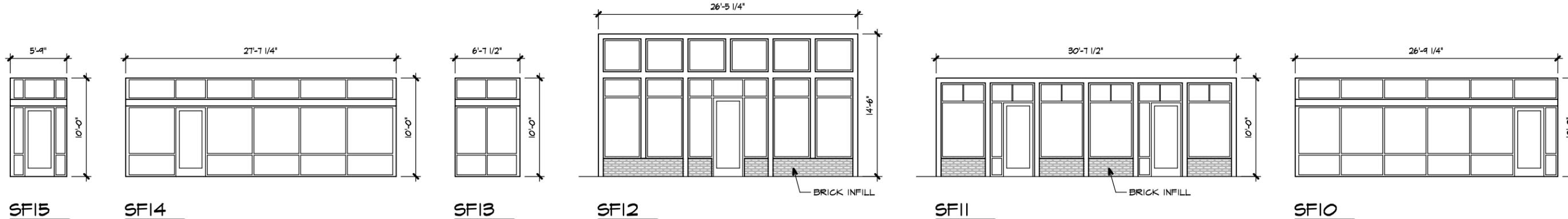
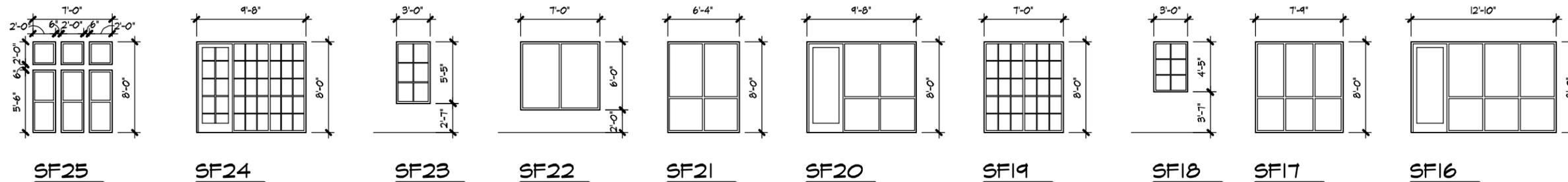


UNIT WINDOW SCHEDULE						
MARK	SIZE	FRAME	TYPE	GLAZING	LITES	COMMENTS
A	(FR) 3'-0"x5'-0"	VINYL	SINGLE HUNG	LOW E GLASS	1/1 LITES	MIND 1000 SERIES
B	3'-0"x5'-0"	VINYL	SINGLE HUNG	LOW E GLASS	1/1 LITES	MIND 1000 SERIES

UNIT DOOR SCHEDULE						
MARK	SIZE	TYPE	CONST.	THK.	DOOR FRAME	COMMENTS
1	3'-0"x8'-0"	A	S.C.	1 3/4"	ND.	CECO FLUSH SLAB
2	TRIPLE 3'-0"x8'-0"	B	M.C.	1 3/4"	ND.	MASONITE FRENCH PATIO DOORS
3	(FR) 3'-0"x8'-0"	C	S.C.	1 3/4"	ND.	CECO FLUSH SLAB



STOREFRONT WINDOW SCHEDULE				
MARK	SIZE	FRAME	GLAZING	COMMENTS
SF1	18'-1 3/4"x14'-6"	ALUM.	LOW E GLASS	KAWNEER 451 / PPG SOLARBAN 60
SF2	6'-4"x8'-6"	ALUM.	LOW E GLASS	KAWNEER 451 / PPG SOLARBAN 60
SF3	6'-4"x2'-6"	ALUM.	LOW E GLASS	KAWNEER 451 / PPG SOLARBAN 60
SF4	3'-0"x3'-0"	ALUM.	LOW E GLASS	KAWNEER 451 / PPG SOLARBAN 60
SF5	5'-8 1/2"x8'-2"	ALUM.	LOW E GLASS	KAWNEER 451 / PPG SOLARBAN 60
SF6	15'-6"x10'-0"	ALUM.	LOW E GLASS	KAWNEER 451 / PPG SOLARBAN 60
SF7	21'-9"x10'-0"	ALUM.	LOW E GLASS	KAWNEER 451 / PPG SOLARBAN 60
SF8	3'-0"x3'-9"	ALUM.	LOW E GLASS	KAWNEER 451 / PPG SOLARBAN 60
SF9	24'-2"x10'-0"	ALUM.	LOW E GLASS	KAWNEER 451 / PPG SOLARBAN 60
SF10	26'-9 1/4"x10'-0"	ALUM.	LOW E GLASS	KAWNEER 451 / PPG SOLARBAN 60
SF11	30'-7 1/2"x10'-0"	ALUM.	LOW E GLASS	KAWNEER 451 / PPG SOLARBAN 60
SF12	26'-5 1/4"x14'-6"	ALUM.	LOW E GLASS	KAWNEER 451 / PPG SOLARBAN 60
SF13	6'-7 1/2"x10'-0"	ALUM.	LOW E GLASS	KAWNEER 451 / PPG SOLARBAN 60
SF14	27'-7 1/4"x10'-0"	ALUM.	LOW E GLASS	KAWNEER 451 / PPG SOLARBAN 60
SF15	5'-9"x10'-0"	ALUM.	LOW E GLASS	KAWNEER 451 / PPG SOLARBAN 60
SF16	12'-10"x8'-0"	ALUM.	LOW E GLASS	KAWNEER 451 / PPG SOLARBAN 60
SF17	7'-9"x8'-0"	ALUM.	LOW E GLASS	KAWNEER 451 / PPG SOLARBAN 60
SF18	3'-0"x4'-5"	ALUM.	LOW E GLASS	KAWNEER 451 / PPG SOLARBAN 60
SF19	7'-0"x8'-0"	ALUM.	LOW E GLASS	KAWNEER 451 / PPG SOLARBAN 60
SF20	9'-8"x8'-0"	ALUM.	LOW E GLASS	KAWNEER 451 / PPG SOLARBAN 60
SF21	6'-4"x8'-0"	ALUM.	LOW E GLASS	KAWNEER 451 / PPG SOLARBAN 60
SF22	7'-0"x6'-0"	ALUM.	LOW E GLASS	KAWNEER 451 / PPG SOLARBAN 60
SF23	3'-0"x5'-5"	ALUM.	LOW E GLASS	KAWNEER 451 / PPG SOLARBAN 60
SF24	9'-8"x8'-0"	ALUM.	LOW E GLASS	KAWNEER 451 / PPG SOLARBAN 60
SF25	7'-0"x8'-0"	ALUM.	LOW E GLASS	KAWNEER 451 / PPG SOLARBAN 60



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SOUTHERN LAND COMPANY

PLANO PHASE II  
PLANO, TEXAS

**Womack+Hampton**  
ARCHITECTS, L.L.C.

**A2.0**  
WINDOW SCHEDULE

Attachment 2 - Project Drawings and Details



SW 7020  
**Black Fox**  
Interior / Exterior  
Locator Number: 244-C7

**COLOR 'A'**  
-METAL RAILINGS  
-METAL AWNINGS



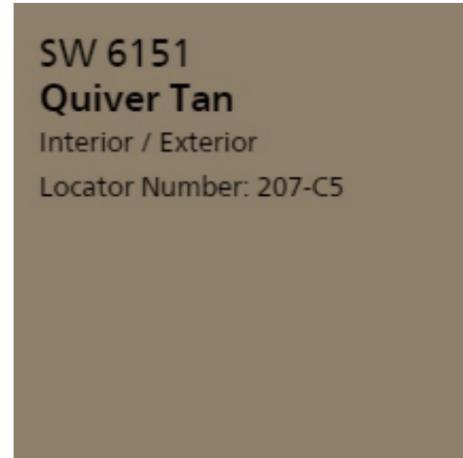
SW 7640  
**Fawn Brindle**  
Interior / Exterior  
Locator Number: 247-C5

**COLOR 'B'**  
-STUCCO FINISH COAT



SW 7003  
**Toque White**  
Interior / Exterior  
Locator Number: 256-C3

**COLOR 'C'**  
-STUCCO FINISH COAT



SW 6151  
**Quiver Tan**  
Interior / Exterior  
Locator Number: 207-C5

**COLOR 'D'**  
-STUCCO FINISH COAT



SW 7036  
**Accessible Beige**  
Interior / Exterior  
Locator Number: 249-C1

**COLOR 'E'**  
-STUCCO FINISH COAT  
-FIBER CEMENT SIDING



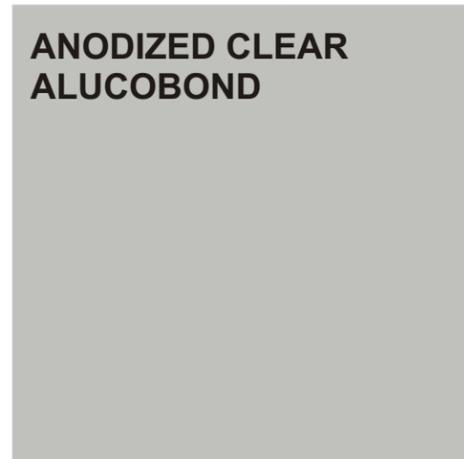
**DENVER CLARET  
ACME**

**BRICK 1**



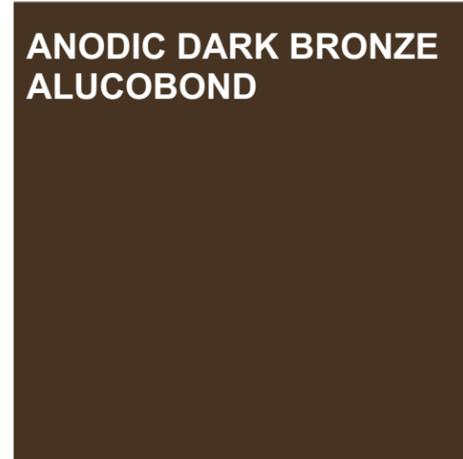
**MOFFET  
ACME**

**BRICK 2**



**ANODIZED CLEAR  
ALUCOBOND**

**ALUMINUM COMPOSITE  
PANEL 1  
-SW CORNER TOWER**



**ANODIC DARK BRONZE  
ALUCOBOND**

**ALUMINUM COMPOSITE  
PANEL 2  
-SE CORNER TOWER**

Prepared For:

**SOUTHERN LAND  
COMPANY**

**Plano Phase II**  
Plano, Texas

Prepared By: Job No. 15006 May 16, 2016



**Womack + Hampton**  
Architects, L.L.C.  
4311 Oak Lawn Avenue, Suite 50  
Dallas, Texas 75219  
TEL 214.252.9000 FAX 214-252-9080  
www.womackhampton.com



Perspective from the NW

Prepared For:

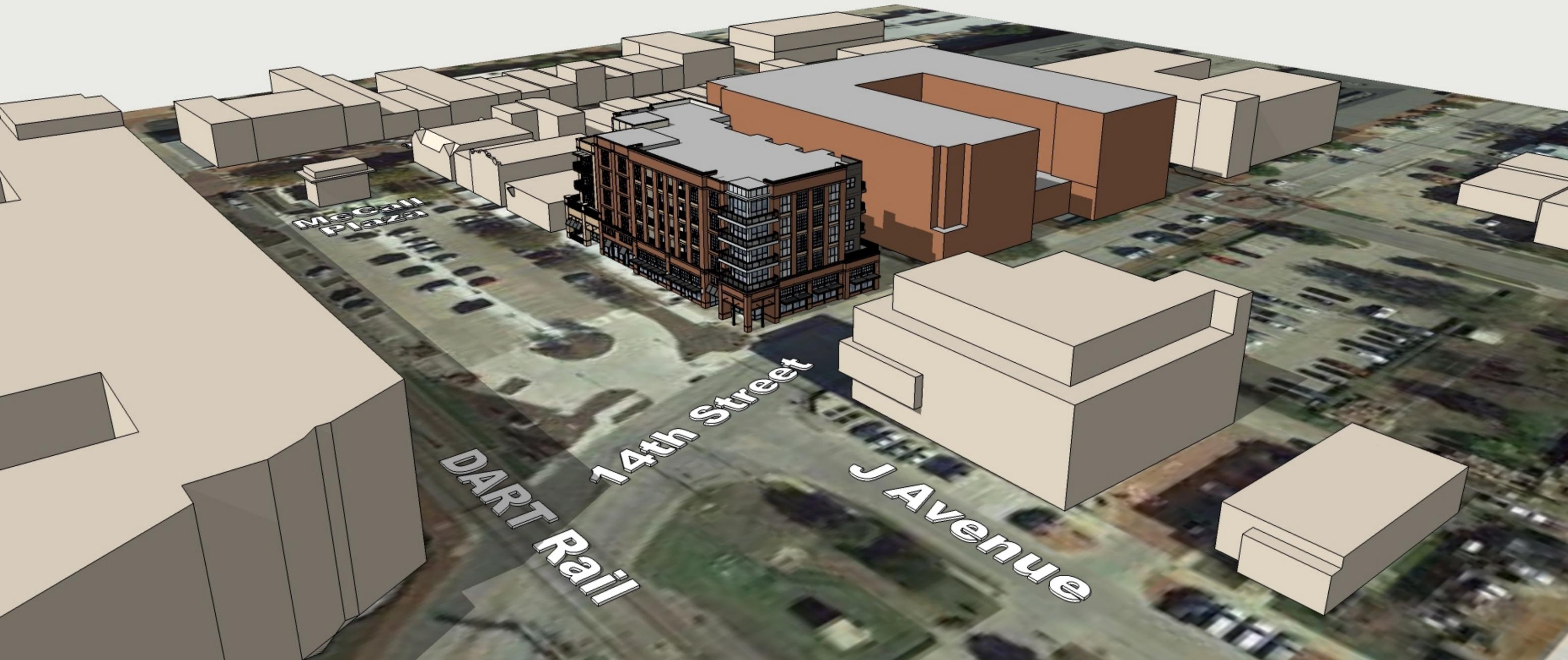
**SOUTHERN LAND  
COMPANY**

**Plano Phase II**  
Plano, Texas

Prepared By: Job No. 15006 March 21, 2016



**Womack + Hampton**  
Architects, L.L.C.  
4311 Oak Lawn Avenue, Suite 50  
Dallas, Texas 75219  
TEL 214.252.9000 FAX 214-252-9080  
www.womackhampton.com



Perspective from the SW

Prepared For:

**SOUTHERN LAND  
COMPANY**

**Plano Phase II**  
Plano, Texas

Prepared By: Job No. 15006 March 21, 2016



**Womack + Hampton**  
Architects, L.L.C.  
4311 Oak Lawn Avenue, Suite 50  
Dallas, Texas 75219  
TEL 214.252.9000 FAX 214-252-9080  
www.womackhampton.com



**BOUNDARY DATA**

**Boundary Line Table**

Line #	Length	Direction
L1	100.00	N89°28'11"E
L2	195.84	N0°31'49"W
L3	100.00	N89°28'11"E
L4	195.84	N0°31'49"W
L5	188.92	S1°02'42"E
L6	20.32	S9°32'22"W
L7	23.35	S7°12'18"E
L8	24.98	S8°11'09"W
L9	21.87	N6°04'42"W
L10	43.00	S89°43'02"W
L11	222.76	N0°54'22"W
L12	209.00	N89°42'35"E

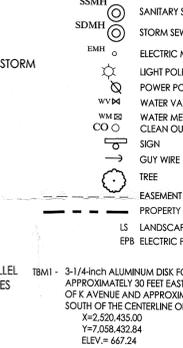
**Boundary Curve Table**

Curve #	Length	Radius	Delta Angle	Chord	Chord Dist
C1	41.22	27.33	86°23'27"	25.66	S42°59'26"W
C2	31.27	53.17	33°42'09"	14.10	N76°57'46"W
C3	35.56	65.35	31°01'14"	18.23	S79°41'50"E
C4	11.76	22.33	30°09'48"	6.02	N76°12'04"W

**SITE DATA SUMMARY TABLE**

Item	Lot 1	Lot 2
<b>General Site Data</b>		
Zoning (from zoning map)	BG-Downtown Business/Government	BG-Downtown Business/Government & H 26 Multifamily
Proposed Land Use	BG-Downtown Business/Government	BG-Downtown Business/Government & H 26 Multifamily
Lot Area (square feet & acres)	51,278.37/1.18	19,577.80/0.44
Building Footprint Area (square feet) (does not include parking deck)	24,817	14,848
Total Building Area (square feet)	235,134	69,650
Building Height (# stories)	5	5
Building Height (feet - distance to tallest building element)	70	70
Lot Coverage (percent - x.xx%)	48.40%	75.01%
Floor Area Ratio (ratio - x.xx:1)	2.19:1	3.83:1
Total Residential Units	102	44
Proposed Density (ratio - x.xx:1, units/acre)	91.15:1	100.00:1
<b>Parking</b>		
1.5 Space per One Bedroom Unit (71 Units-Lot 1/40 Units-Lot 2)	71	40
1.5 Spaces per Two Bedroom Unit (27 Units-Lot 1)	41	0
2 Spaces per Three Bedroom Unit (4 Units-Lot 1/4 Units-Lot 2)	8	8
1 Space per 300 Square Feet of Retail/Commercial Space (2,200 SQ.FT. Lot 1/3,941 SQ.FT. Lot 2)	8	14
1 Space per 300 Square Feet of Restaurant Space (7,478 SQ. FT. Lot 2)	0	25
Existing Retail Parking Space Credit (12,395 SF-Lot 2)	0	41
Required Parking (# spaces) by use	128	46
Additional Required Public Parking	120	0
Total Required Parking Lot 1 & Lot 2 (includes by use and public parking)	248	46
8.5 Levels of Garage Parking Located in Lot 1 (1.5 levels below grade)	260	0
Surface Parking	0	2
Total Provided Parking (# spaces) in Lot 1 & Lot 2	294	48
Accessible Parking Required (# spaces)	14	14
Accessible Parking Provided (# spaces) @ spaces in residential garage floors	14	0
3 spaces in garage for restaurant/retail @ spaces in garage for public parking	14	0
Parking in Excess of 100% of Required Parking (# spaces)	14	0
<b>Landscape Area (including turf areas)</b>		
Landscape Area Provided (square feet)	N/A	N/A
Required Interior Landscape Area (parking lot) (square feet)	N/A	N/A
Additional Interior Landscape Area (square feet)	0	0
Other Landscape Area within the Lot including Stormwater Conveyance Areas (square feet)	3,616.28	1,277.58
Total Landscape Area (square feet)	3,616.28	1,277.58
<b>Permeable Area (not including landscaping or turf areas)</b>		
Permeable Pavement (square feet)	0	0
Other Permeable Area within the Lot including Landscaping or Turf Areas (square feet)	0	0
Total Permeable Area (square feet)	0	0
<b>Impervious Area</b>		
Building Footprint Area (square feet) (includes parking deck)	41,158.10	14,848.95
Area of Sidewalks, Pavement, & other Impervious Flatwork (square feet)	6,503.99	3,717.27
Other Impervious Area	0	0
Total Impervious Area (square feet)	47,662.09	18,566.22
Sum of Total Landscape Area + Total Permeable Area + Total Impervious Area (square feet)	51,278.37	19,577.80
Total Impervious Area	47,662.09	18,566.22
Less BMP Impervious Credit	0	0
Billable Impervious Area	47,662.09	18,566.22

**LEGEND:**



**SITE PLAN GENERAL NOTES**

- Buildings 6,000 square feet or greater shall be 100% fire sprinkled.
- Fire lanes shall be designed and constructed per city standards.
- Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current, adopted International Building Code.
- Four-foot wide sidewalks shall be provided 2.5 feet off of the property line within the rights-of-way, unless a sidewalk easement is provided for a meandering sidewalk or an alternative design is approved by the city. Barrier-free ramps, per city standards, shall be provided on sidewalks at all curb crossings.
- Mechanical units, dumpsters, and trash compactors shall be screened in accordance with the Zoning Ordinance.
- All signage contingent upon approval by Building Inspection Department.
- Approval of the site plan is not final until all engineering plans are approved.
- Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
- Building facades within this development shall be compatible, as provided in the Retail Corner Design Guidelines.
- Outdoor lighting shall comply with illumination standards within Section 6-466 of the Code of Ordinances.
- Please contact the Building Inspection Department to determine the type of construction and occupancy group.
- All electrical transmission, distribution, and service lines must be underground where required.
- Uses shall conform in operation, location, and construction to the following performance standards in Section 3-150 of the Zoning Ordinance: noise, smoke and particulate matter, odorous matter, fire or explosive material, toxic and noxious matter, vibration, and/or other performance standards.
- For the building located in the Downtown Heritage District, the building facades should be per Downtown Heritage District guidelines.
- All signage, pavement, and exterior lighting for Lot 2 contingent upon approval by the Heritage Commission.
- Lot 2 building design shall require a certificate of appropriateness (C.A.) approval from the Heritage Commission.
- A C.A. is required for the Heritage Commission to demolish any historic structures located within the Downtown Heritage Resource District.

**LOT 1**

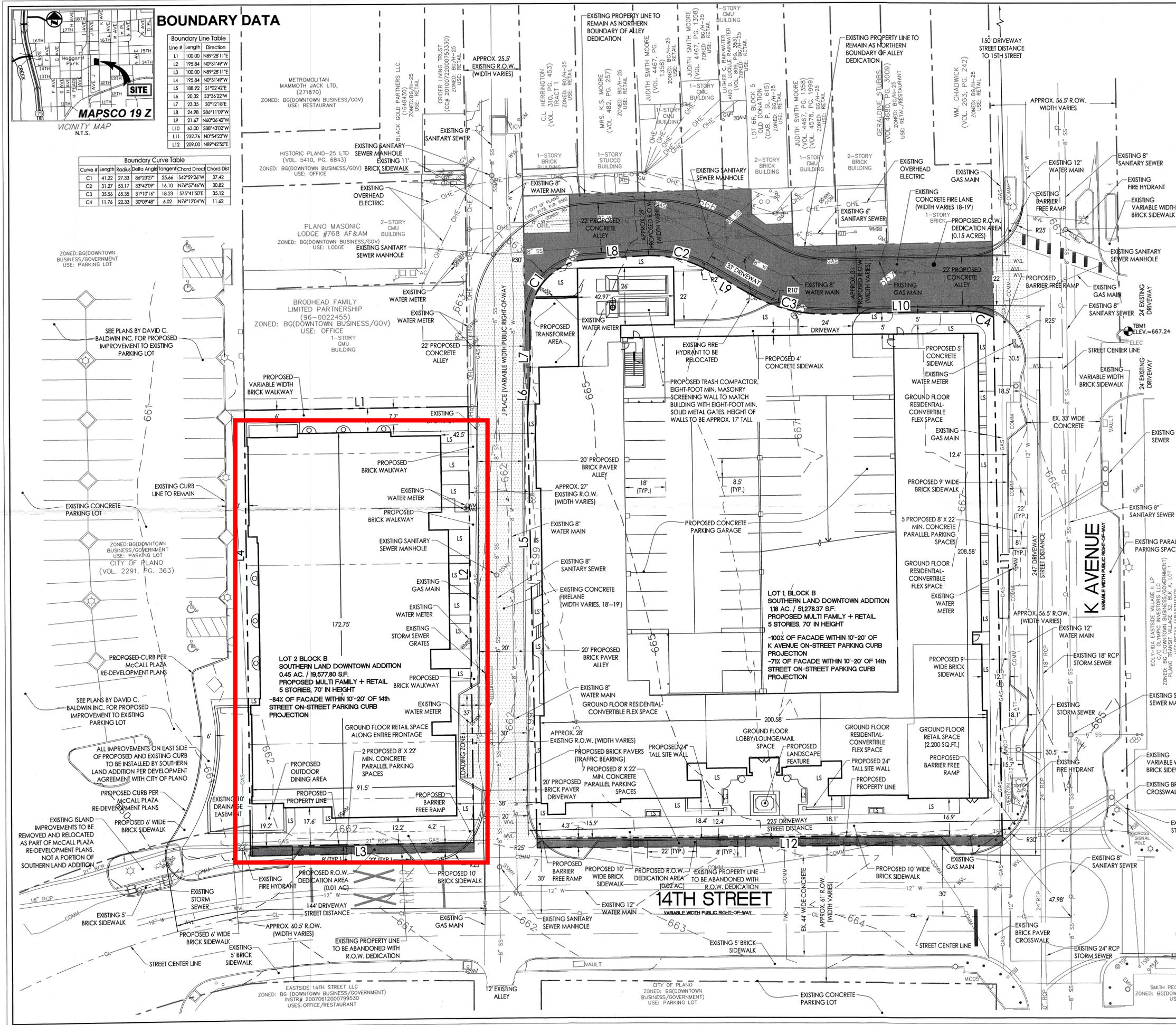
PROPOSED USE	LENGTH OF FRONTAGE	% OF FRONTAGE
RETAIL	68.72	33.05%
RESIDENTIAL FLEXSPACE CONVERTIBLE TO RETAIL	139.66	66.95%

**14th STREET (200.58' OF BLDG FRONTAGE)**

PROPOSED USE	LENGTH OF FRONTAGE	% OF FRONTAGE
RETAIL	35.71	17.80%
RESIDENTIAL FLEXSPACE CONVERTIBLE TO RETAIL	113.53	56.60%
BUILDING LOBBY	51.34	25.60%

**LOT 2**

PROPOSED USE	LENGTH OF FRONTAGE	% OF FRONTAGE
RETAIL	91.50	100.00%



RECEIVED SEP 11 2014 PLANNING DEPT.

APPROVED SEP 15 2014 CITY OF PLANO P & Z COMMISSION

EXPIRES SEP 15 2016 City of Plano

**PRELIMINARY SITE PLAN**  
SOUTHERN LAND DOWNTOWN ADDITION  
BLOCK B, LOTS 1 AND 2  
BEING A PORTION OF ORIGINAL DONATION OF PLANO BEING 1.18 ACRES OUT OF THE JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213 AND BEING A PORTION OF RAILROAD ADDITION BEING 0.45 ACRES OUT OF THE JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213 CITY OF PLANO, COLLIN COUNTY, TEXAS

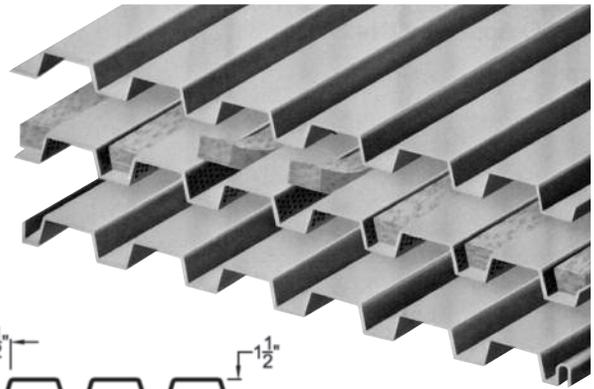
APPLICANT: SOUTHERN LAND COMPANY LLC, 1550 WEST MCEWEN DRIVE, SUITE 200 FRANKLIN, TN 37067 OFFICE: 615-778-3150 FAX: 615-778-2875 CONTACT: MICHAEL McNALLY

CIVIL ENGINEER: SOUTHERN LAND COMPANY LLC, 1550 WEST MCEWEN DRIVE, SUITE 200 FRANKLIN, TN 37067 OFFICE: 615-778-3150 FAX: 615-778-2875 TEXAS ENGINEERING FIRM REGISTRATION NUMBER F-9406 CONTACT: MATTHEW DOWDLE, P.E.

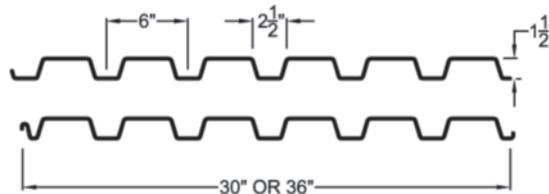
SEPTEMBER 11, 2014

# 1.5 B, BI, BA, BIA, BSV

Maximum Sheet Length 42'-0  
 Extra charge for lengths under 6'-0  
 ICC ER-3415  
 FM Global Approved<sup>2</sup>



ROOF



Interlocking side lap is not drawn to show actual detail.

## SECTION PROPERTIES

Deck type	Design thickness in.	W psf	Section Properties				V <sub>a</sub> lbs/ft	F <sub>y</sub> ksi
			I <sub>p</sub>	S <sub>p</sub>	I <sub>n</sub>	S <sub>n</sub>		
			in <sup>4</sup> /ft	in <sup>3</sup> /ft	in <sup>4</sup> /ft	in <sup>3</sup> /ft		
B24	0.0239	1.46	0.107	0.120	0.135	0.131	2634	60
B22	0.0295	1.78	0.155	0.186	0.183	0.192	1818	33
B20	0.0358	2.14	0.201	0.234	0.222	0.247	2193	33
B19	0.0418	2.49	0.246	0.277	0.260	0.289	2546	33
B18	0.0474	2.82	0.289	0.318	0.295	0.327	2870	33
B16	0.0598	3.54	0.373	0.408	0.373	0.411	3578	33

## ACOUSTICAL INFORMATION

Deck Type	Absorption Coefficient						Noise Reduction Coefficient <sup>1</sup>
	125	250	500	1000	2000	4000	
1.5BA, 1.5BIA	.11	.18	.66	1.02	0.61	0.33	0.60

<sup>1</sup> Source: Riverbank Acoustical Laboratories.  
 Test was conducted with 1.50 pcf fiberglass batts and 2 inch polyisocyanurate foam insulation for the SDI.

Type B (wide rib) deck provides excellent structural load carrying capacity per pound of steel utilized, and its nestable design eliminates the need for die-set ends.

1" or more rigid insulation is required for Type B deck.

Acoustical deck (Type BA, BIA) is particularly suitable in structures such as auditoriums, schools, and theatres where sound control is desirable. Acoustic perforations are located in the vertical webs where the load carrying properties are negligibly affected (less than 5%).

Inert, non-organic glass fiber sound absorbing batts are placed in the rib openings to absorb up to 60% of the sound striking the deck.

Batts are field installed and may require separation.

## VERTICAL LOADS FOR TYPE 1.5B

No. of Spans	Deck Type	Max. SDI Const. Span	Allowable Total (PSF) / Load Causing Deflection of L/240 or 1 inch (PSF)										
			Span (ft.-in.) ctr to ctr of supports										
			5-0	5-6	6-0	6-6	7-0	7-6	8-0	8-6	9-0	9-6	10-0
1	B24	4'-8"	115 / 56	95 / 42	80 / 32	68 / 26	59 / 20	51 / 17	45 / 14	40 / 11	35 / 10	32 / 8	29 / 7
	B22	5'-7"	98 / 81	81 / 61	68 / 47	58 / 37	50 / 30	44 / 24	38 / 20	34 / 17	30 / 14	27 / 12	25 / 10
	B20	6'-5"	123 / 105	102 / 79	86 / 61	73 / 48	63 / 38	55 / 31	48 / 26	43 / 21	38 / 18	34 / 15	31 / 13
	B19	7'-1"	146 / 129	121 / 97	101 / 75	86 / 59	74 / 47	65 / 38	57 / 31	51 / 26	45 / 22	40 / 19	36 / 16
	B18	7'-8"	168 / 152	138 / 114	116 / 88	99 / 69	85 / 55	74 / 45	65 / 37	58 / 31	52 / 26	46 / 22	42 / 19
	B16	8'-8"	215 / 196	178 / 147	149 / 113	127 / 89	110 / 71	96 / 58	84 / 48	74 / 40	66 / 34	60 / 29	54 / 24
2	B24	5'-10"	124 / 153	103 / 115	86 / 88	74 / 70	64 / 56	56 / 45	49 / 37	43 / 31	39 / 26	35 / 22	31 / 19
	B22	6'-11"	100 / 213	83 / 160	70 / 124	59 / 97	51 / 78	45 / 63	39 / 52	35 / 43	31 / 37	28 / 31	25 / 27
	B20	7'-9"	128 / 267	106 / 201	89 / 155	76 / 122	66 / 97	57 / 79	51 / 65	45 / 54	40 / 46	36 / 39	32 / 33
	B19	8'-5"	150 / 320	124 / 240	104 / 185	89 / 145	77 / 116	67 / 95	59 / 78	52 / 65	47 / 55	42 / 47	38 / 40
	B18	9'-1"	169 / 369	140 / 277	118 / 213	101 / 168	87 / 134	76 / 109	67 / 90	59 / 75	53 / 63	48 / 54	43 / 46
	B16	10'-3"	213 / 471	176 / 354	149 / 273	127 / 214	110 / 172	95 / 140	84 / 115	74 / 96	66 / 81	60 / 69	54 / 59
3	B24	5'-10"	154 / 120	128 / 90	108 / 69	92 / 55	79 / 44	69 / 35	61 / 29	54 / 24	48 / 21	43 / 17	39 / 15
	B22	6'-11"	124 / 167	103 / 126	87 / 97	74 / 76	64 / 61	56 / 50	49 / 41	43 / 34	39 / 29	35 / 24	31 / 21
	B20	7'-9"	159 / 209	132 / 157	111 / 121	95 / 95	82 / 76	72 / 62	63 / 51	56 / 43	50 / 36	45 / 31	40 / 26
	B19	8'-5"	186 / 250	154 / 188	130 / 145	111 / 114	96 / 91	84 / 74	74 / 61	65 / 51	58 / 43	52 / 37	47 / 31
	B18	9'-1"	210 / 289	174 / 217	147 / 167	126 / 132	108 / 105	95 / 86	83 / 71	74 / 59	66 / 50	59 / 42	54 / 36
	B16	10'-3"	264 / 369	219 / 277	185 / 214	158 / 168	136 / 135	119 / 109	105 / 90	93 / 75	83 / 63	74 / 54	67 / 46

Notes: 1. Minimum exterior bearing length required is 1.50 inches. Minimum interior bearing length required is 3.00 inches. If these minimum lengths are not provided, web crippling must be checked.  
 2. FM Global approved numbers and spans available on page 21.

## **Features**

- Trifab® VG 451/451T is 4-1/2" deep with a 2" sightline
- Front, Center, Back or Multi-Plane glass applications
- Flush glazed from either the inside or outside
- Screw Spline, Shear Block, Stick or Type-B fabrication
- SSG / Weatherseal option
- Isolock® lanced and debridged thermal break option with Trifab® VG 451T
- Infill options up to 1-1/8" thickness
- Permanodic® anodized finishes in 7 choices
- Painted finishes in standard and custom choices

## **Optional Features**

- High performance interlocking flashing
- Acoustical rating per AAMA 1801 and ASTM E 1425
- Project specific U-factors (See Thermal Charts)

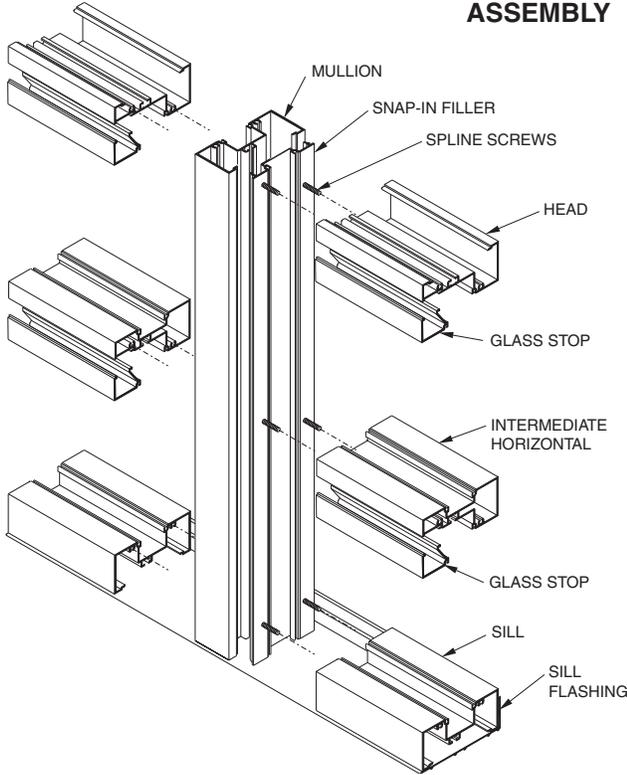
## **Product Applications**

- Storefront, Ribbon Window or Punched Openings
- Single-span
- Integrated entrance framing allowing Kawneer standard entrances or other specialty entrances to be incorporated
- Kawneer Sealair® windows or GLASSvent® are easily incorporated

For specific product applications,  
Consult your Kawneer representative.

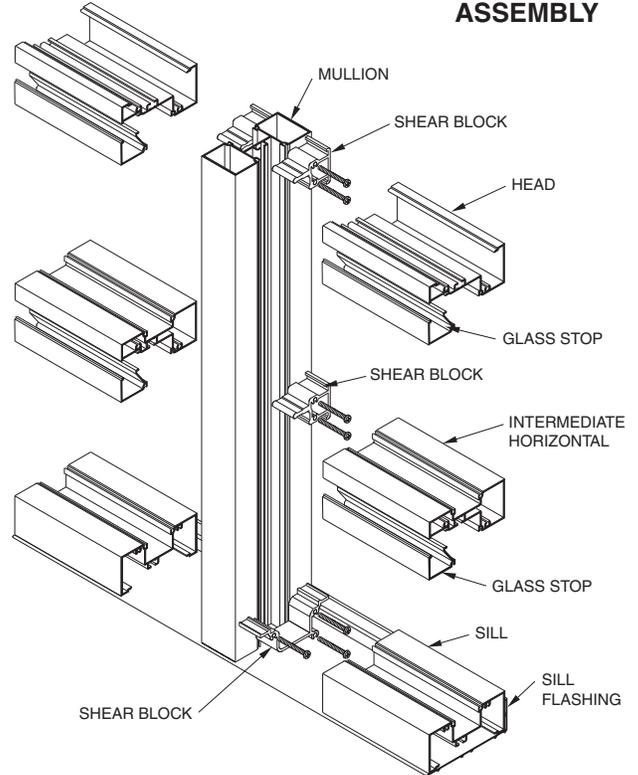
The split vertical in the **Screw Spine** system allows a frame to be installed from unitized assemblies. Screws are driven through the back of the verticals into splines extruded in the horizontal framing members. The individual units are then snapped together to form a complete frame.

**SCREW SPLINE ASSEMBLY**

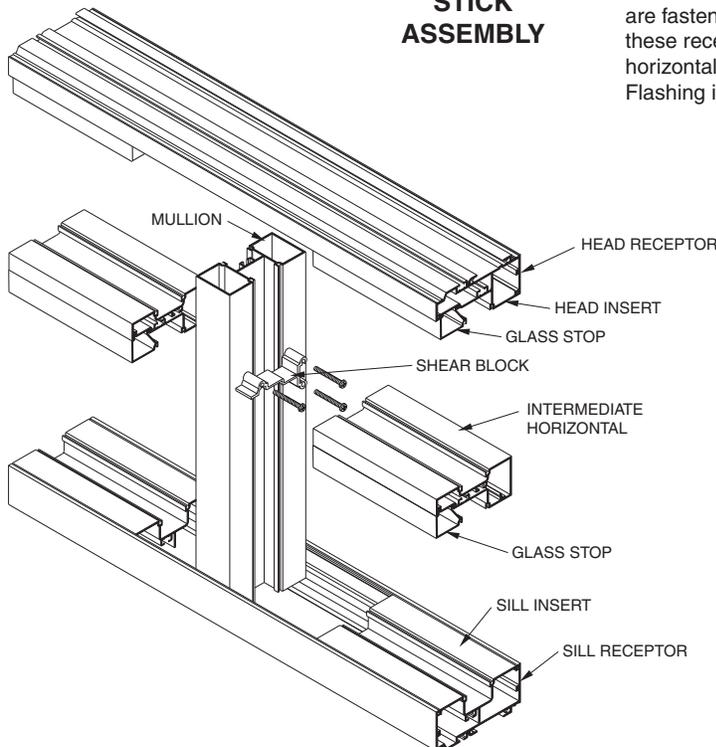


The **Shear Block** system of fabrication allows a frame to be pre-assembled as a single unit. Horizontals are attached to the verticals with shear blocks.

**SHEAR BLOCK ASSEMBLY**



**STICK ASSEMBLY**



The **Stick** system allows on-site construction. Head and sill receptors are fastened to the surround. Vertical mullions are then installed in these receptors and are held in place by snap-in inserts. Intermediate horizontal members are attached to the verticals with shear blocks. Flashing is not required.

**NOTE:**

If the end reaction of the mullion (mullion spacing (ft.) times height (ft.) times specified windload (psf) divided by two) is more than 500 lbs., the optional mullion anchors must be used. (See page 14)

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.  
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**Solarban**® 60 Solar Control Low-E Glass by PPG was engineered to control solar heat gain, which is essential to minimizing cooling costs. In a standard one-inch insulating glass unit, **Solarban** 60 glass offers an exterior appearance similar to clear, uncoated glass.

With an excellent Solar Heat Gain Coefficient (SHGC) of 0.38, **Solarban** 60 glass blocks 67% of the total solar energy while allowing 70% of the visible light to pass through. This combination produces an exceptional Light to Solar Gain (LSG) ratio of 1.85, along with excellent insulation performance, as evidenced by its 0.29 winter nighttime U-Value.

**Aesthetics Options**

In addition to functioning as a clear glass, **Solarban** 60 glass can also be combined in insulating glass units with an outboard lite of PPG tinted or reflective-tinted glass to increase aesthetic and performance options (see performance data on back).

**Sustainable Design and Architectural Glass**

Sustainable design, green building, safeguarding the environment and the long-term management of energy costs are vital considerations for contemporary building designers. Like other high-performance architectural glasses from PPG, **Solarban** 60 glass gives architects and building owners a tool to reach their design objectives.

In addition to making products that support sustainable design, PPG is also a pioneer in developing innovative technologies that reduce energy consumption during the glass-making process. PPG promotes environmentally responsible manufacturing by recovering and reusing virtually all of its glass manufacturing byproducts and by shipping its materials on reusable steel racks.

PPG also promotes regional sourcing through its nationwide network of certified glass fabricators and laminators.

With **Solarban** 60 glass, sustainable design and LEED credit opportunities are provided according to the following criteria:



*The David L. Lawrence Convention Center in Pittsburgh, the world's largest Gold LEED-certified building, features Solarban 60 glass as well as environmentally progressive PPG coatings and paint.*

*Architect: Rafael Vinoly Architects*

*Glass Contractor: Ajay Glass*

*Glass Fabricator: J.E. Berkowitz, LP and Pdc Glass and Metal Services, Inc.*



*Solarban 60 glass gives the Salt Lake City Public Library energy savings along with a brilliant transparent aesthetic.*

*Architect: CVCBO Architecture L.L.C. and Moshe Safdie & Associates*

*Glazing Contractor: Steel Encounters*

*Glass Fabricator: Northwestern Industries, Inc.*

LEED / Green Design Category	Feature	Benefit
Optimizing Energy Performance	Excellent SHGC, U-value, and Tvis performance	Enhance energy performance of building design
Daylight & Views	Tvis comments	Connectivity to natural lighting and the outdoors
Innovation in Design	MBDC Cradle-to-Cradle Certification	Selection of environmentally-focused product evaluation



**Fabrication and Availability**

*Solarban* 60 glass can be heat-strengthened, tempered and laminated and is readily available as a standard product. Like other high-performance PPG architectural glasses, *Solarban* 60 glass is available through more than 60 locations of the PPG Certified Fabricator Network. PPG Certified Fabricators can meet tight construction deadlines and accelerate the delivery of replacement glass before, during and after construction.



**Additional Resources**

*Solarban* 60 glass is just one of the *EcoLogical Building Solutions* from PPG. For more information, or to obtain samples of *Solarban* 60 glass, call 1-888-PPG-IDEA, or visit [www.ppgideasces.com](http://www.ppgideasces.com). All PPG architectural glass is Cradle to Cradle Certified.<sup>CM</sup>



**PPG *IdeaScapes*.™ Integrated products, people and services to inspire your design and color vision.**

**Solarban® 60 Glass Performance — Commercial Insulating Glass Unit Comparisons Using 1/4" (6mm) Glass**

Insulating Vision Unit Performance Comparisons 1-inch (25mm) units with 1/2-inch (13mm) airspace and two 1/4-inch (6mm) lites; as shown below											
Glass Type	Transmittance			Reflectance		U-Value (Imperial)		European U-Value	Shading Coefficient	Solar Heat Gain Coefficient	Light to Solar Gain (LSG)
	Ultra-violet %	Visible %	Total Solar Energy %	Visible Light %	Total Solar Energy %	Winter Night-time	Summer Day-time				
<b>SOLARBAN® 60 Solar Control Low-E Glass</b>											
SOLARBAN 60 (2) STARPHIRE*	25	74	38	11	43	0.29	0.27	1.55	0.46	0.40	1.85
SOLARBAN 60 (2) Clear + Clear	19	70	33	11	29	0.29	0.27	1.55	0.44	0.38	1.85
SOLEXIA + SOLARBAN 60 (3) Clear	10	61	25	11	11	0.29	0.27	1.55	0.42	0.36	1.70
ATLANTICA + SOLARBAN 60 (3) Clear	5	53	20	9	7	0.29	0.27	1.55	0.35	0.30	1.78
CARIBIA + SOLARBAN 60 (3) Clear	8	54	20	9	7	0.29	0.27	1.55	0.35	0.31	1.74
AZURIA + SOLARBAN 60 (3) Clear	13	54	21	9	7	0.29	0.27	1.55	0.36	0.31	1.75
PACIFICA + SOLARBAN 60 (3) Clear	5	34	15	6	7	0.29	0.27	1.55	0.29	0.25	1.36
SOLARBLUE + SOLARBAN 60 (3) Clear	10	45	21	8	13	0.29	0.27	1.55	0.37	0.32	1.39
SOLARBRONZE® + SOLARBAN 60 (3) Clear	8	42	20	7	17	0.29	0.27	1.55	0.36	0.31	1.36
SOLARGRAY + SOLARBAN 60 (3) Clear	8	35	17	7	13	0.29	0.27	1.55	0.32	0.28	1.26
OPTIGRAY 23 + SOLARBAN 60 (3) Clear	3	18	9	5	6	0.29	0.27	1.55	0.21	0.18	1.02
GRAYLITE + SOLARBAN 60 (3) Clear	2	11	7	5	10	0.29	0.27	1.55	0.20	0.17	0.64
<b>VISTACOOL™ Glass with SOLARBAN® 60 Solar Control Low-E (3)</b>											
VISTACOOL (2) AZURIA + Low-E	11	42	16	20	11	0.29	0.27	1.55	0.30	0.26	1.61
VISTACOOL (2) CARIBIA + Low-E	7	42	16	20	11	0.29	0.27	1.55	0.29	0.25	1.66
VISTACOOL (2) PACIFICA + Low-E	4	26	12	11	9	0.29	0.27	1.55	0.24	0.21	1.23
VISTACOOL (2) SOLARGRAY + Low-E	7	27	14	11	15	0.29	0.27	1.55	0.28	0.24	1.13
<b>SOLARCOOL® Glass (Reflective) with SOLARBAN® 60 Solar Control Low-E (3)</b>											
SOLARCOOL (2) SOLEXIA + Low-E	3	24	10	24	15	0.29	0.27	1.55	0.22	0.19	1.26
SOLARCOOL (2) CARIBIA + Low-E	2	21	8	19	10	0.29	0.27	1.55	0.19	0.16	1.30
SOLARCOOL (2) AZURIA + Low-E	4	21	8	19	10	0.29	0.27	1.55	0.19	0.16	1.31
SOLARCOOL (2) PACIFICA + Low-E	2	13	6	10	8	0.29	0.27	1.55	0.17	0.15	0.89
SOLARCOOL (2) SOLARBLUE + Low-E	3	17	9	14	15	0.29	0.27	1.55	0.21	0.18	0.97
SOLARCOOL (2) SOLARBRONZE + Low-E	3	17	9	14	18	0.29	0.27	1.55	0.21	0.18	0.92
SOLARCOOL (2) SOLARGRAY + Low-E	2	14	7	11	14	0.29	0.27	1.55	0.19	0.16	0.86
SOLARCOOL (2) GRAYLITE + Low-E	<1	3	2	5	5	0.29	0.27	1.55	0.12	0.10	0.28

\* Data based on using *Starphire* glass for both interior and exterior lites.

All performance data calculated using LBNL Window 5.2 software, except European U-Value, which is calculated using WinDat version 3.0.1 software. For detailed information on the methodologies used to calculate the aesthetic and performance values in this table, please visit [www.ppgideasces.com](http://www.ppgideasces.com) or request our Architectural Glass Catalog.

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